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PLANNING DEPARTMENT

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: **2007.1117E**
Project Title: 1735-1741 Powell Street
Zoning: NCD (Neighborhood Commercial District, Moderate-Scale)
North Beach, 40-X Height and Bulk District
Block/Lot: 0107/102
Lot Size: 15,320 square feet
Project Sponsor Martin Kirkwood
415-261-3030
Staff Contact: Moises Aceves – (415) 575-9050
Moises.Aceves@sfgov.org

o /09

PROJECT DESCRIPTION:

The existing building on the site, the now-vacant Pagoda Theater, is a one-story 56 foot high brick structure with a mezzanine and a partial basement level. The building was constructed in 1908 and was used as a film and live performance theater until 1985. The project site is located on the southwest corner of Powell Street and Columbus Avenue, opposite Washington Square in the North Beach neighborhood. The proposed project would modify the existing building to accommodate a 3,875-square-foot restaurant on the ground floor and 18 residential units, within the existing building envelope, for a total of approximately 40,875 square feet (sq.ft.) of developed space in 5 stories over basement parking. A total of 27 independently accessible parking spaces would be provided below grade. A conditional use permit to convert the property from its former use as a movie theater to a live entertainment venue was granted in June of 2000, but the approved conversion was not carried out.

EXEMPT STATUS:

Categorical Exemption, Class 32 [State CEQA Guidelines Section 15332]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

January 6 2009
Date

cc:
Martin Kirkwood, Project Sponsor
Tim Frye, Planning Dept.
Bulletin Board

Supervisor Aaron Peskin, District 3
V. Byrd, M.D.F.
Distribution List

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REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is not an historical resource. As described in the attached Historic Resource Evaluation Response (HRER) Memorandum, the property at 1735-1741 Powell Street does not appear eligible for listing in the California Register as either an individual resource or as a contributor to a historic district.[1]

The existing building is a quintuple height one-story brick building formerly used as a theater facing Powell Street and Columbus Avenue. The subject building was previously identified in the Unreinforced Masonry Building Survey (UMB) and the North Beach Historic Resources Survey. The project site is located within the Washington Square District that would be eligible for the California Register under the Events and Architecture Criteria of Significance.[2] The immediate area along Powell and Washington Streets possess a collection of statues, markers, and memorials within Washington Square, as well as a pronounced representation of Edwardian, Art Deco, and Revival Style structures that surround the square. Many commercial buildings around the approximate area were constructed during the reconstruction period of San Francisco after the 1906 Conflagration.

The structure on the project site has sustained extensive modifications during its lifetime. The subject building lacks historic integrity as a result of the following changes over time: all interior features of the building have been removed, leaving the structural components exposed; the exterior cladding on the street façade has been removed; and the historic marquee sign has been removed. The only remaining historic features include the protruding blade sign and the structure's overall massing. Consequently, the structure has been significantly compromised and due to a lack of integrity, does not appear to be eligible for the California Register as an individual resource or as a contributor to the Washington Square Historic District.

The proposed new construction would be differentiated from surrounding district. The proposed design would be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the remaining features of the building, i.e. its overall massing. The proposed project would also not have an adverse impact on any adjacent or off-site historic resources, including the Washington Square District. Therefore, the structural retrofit and renovation of the existing structure would not have an adverse effect on any historic resources.

Infill Development*- CEQA State Guidelines Section 15332, or Class 32, allows for the exemption of an in-fill development meeting various conditions. The project's effects in relationship to these conditions are described below:*

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

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[1] Memorandum from Tim Frye, Preservation Technical Specialist, Historic Resource Evaluation Response 1735-1741Powell Street, December 24, 2008 Attached

[2] Ibid.

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The proposed project would be consistent with the San Francisco *General Plan* and with its zoning designation. The site is located within the North Beach NCD (North Beach Neighborhood Commercial District) zoning district where the proposed density of development and uses would be permitted, pursuant to *Planning Code* Sections 722.91. The North Beach NCD generally allows for a density of one unit per 400 sq.ft. of lot area. The project site is approximately 15,320 sq.ft., which would allow for a density on the project site of up to 38 dwelling units. The proposed project would construct 18 dwelling units, which is within the allowable density on the site.

Pursuant To *Planning Code* Section 722.1, the North Beach NCD currently allows for a height of 40 feet. At 56 feet in height, the existing building on the project site is a noncomplying structure as defined by Section 180 of the *Planning Code*. The proposed project would consist of seismic/structural retrofit and would not constitute a structural demolition. The alterations and partitions within existing structure would accommodate the proposed construction entirely within the existing building envelope. Such alteration of a noncomplying structure is permitted under Section 188 of the *Planning Code*, and the proposed project would therefore be consistent with the applicable zoning regulations relative to building height.

Pursuant to *Planning Code* Section 722.94, the project would be required to provide a minimum of 18 off-street parking spaces, which amounts to one space for every dwelling unit, and may provide up to 150 percent of the required number of spaces with provision of accessory parking under *Planning Code* Section 204.5 include. The proposed project would provide 27 off-street spaces or approximately 150 percent of the required minimum parking required. The project would also be consistent with all other applicable zoning plans and policies. Provisions for variances from the zoning requirements are defined in the *Planning Code*, and therefore any approved variances would not result in a project that is inconsistent with zoning regulations

(b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The 0.35 acre (15,320-square-foot) project site is located within a fully developed area of San Francisco. Surrounding land uses primarily consist of residential, and commercial development. Thus, the proposed project would be properly characterized as an in-fill development surrounded by urban uses.

(c) *The project site has no value as habitat for endangered, rare or threatened species.*

The project site is within a fully developed urban area, is covered by an existing structure or paved surfaces, and does not provide habitat for any rare or endangered plant or animal species.

(d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic: The project site an approximately 15,320-square-foot lot bound by Powell Street to the west and Washington Street to the northeast in the North Beach District of San Francisco. The proposed project would generate approximately 760 daily person-trips, 83 of which would occur during the PM peak hour. The person-trip mode split suggests that 256 of the daily person trips would take place via automobile, 156 by transit, 269 by walking, and another 79 would use other means of transport. The proposed project would result in 15 PM peak hour automobile trips.

RESIDENTIAL TRIP GENERATION		
Daily Person-Trips		175
P.M. Peak-Hour Person-Trips		30
RETAIL/RESTAURANT TRIP GENERATION		
Daily Person-Trips		585
P.M. Peak-Hour Person-Trips		53
MODE SPLIT (Person-Trips)		
	Daily	P.M. Peak-Hour
Auto	260	27
Transit	161	19
Walk	275	30
Other	80	8

The site is well served by public transportation. During the week, eight MUNI lines are available to serve the project site, operating at headways averaging 10 to 15 minutes. Riders accessing the project site during the peak hour would be distributed across one or two coaches for any line, resulting in approximately two or three riders per coach which could be accommodated with existing service.[3] Thus, impacts to transit service would not be significant.

The project would not interfere with existing traffic circulation or cause a substantial increase in traffic that could not be accommodated by the existing infrastructure capacity. The potential increase in traffic associated with the proposed project would not have a significant or noticeable impact upon transportation in the project area. Therefore, the proposed project would not result in any significant adverse traffic related impacts.

Parking: Pursuant to *Planning Code* Section 151, the project could provide a minimum of approximately 18 off-street parking spaces, or one space per dwelling unit. The project would provide a total of 27 parking spaces, five of which would utilize lift mechanisms. Approximately eight of the 27 parking spaces would service the proposed restaurant space and one parking space would operate as a loading area for both the restaurant and residential uses. Apart from the Planning Code requirements, the Planning Department's *2002 Transportation Impact Analysis Guidelines for Environmental Review* (October 2002) *(SF Guidelines)* estimates parking demand based on the proposed development intensity. Parking demand analysis suggests the proposed building would create an estimated demand for 37 parking spaces. This indicates that there would be a demand-based parking deficit of 10 parking spaces overall. San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, day to night, month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

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[3] San Francisco Municipal Transportation Agency, Most (& Least) Frequented Service, Accessed December 24, 2007 online at Http:/www.sfmta.com/cms/mroutes/FrequentService.htm

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines §15131[a]). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles, or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's "Transit First" policy.[4] They City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

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[4] San Francisco. Transit First Policy. Accessed online December 04, 2007 at: www.sfmta.com/cms/bcomm/3179.html

Access: Access to the project site would be located on a portion of Powell Street that terminates at the intersection at Columbus Avenue. Powell Street, is a one-way southbound street with parallel parking on both sides from the north end at Columbus Avenue until the intersection at Union Street. Columbus Avenue is a four-lane, two-way major arterial and a Congestion Management Network roadway extending northwesterly from the five-way intersection of Columbus/Washington/Montgomery in the Financial district to Beach Street west of the Beach/Leavenworth intersection. Sidewalks and on-street parking are present on both sides of the street. Columbus Avenue is a major arterial with a variety of multi-modal transportation services utilizing its right-of-way including MUNI buses, trolley cars, and autos. The sidewalks on Columbus Avenue serve as waiting platforms for transit patrons.

Access to and from the proposed parking garage would be on Powell Street, via a two-way ten-foot-wide driveway that descends to the basement parking level. Vehicles would enter the building at grade. If seven cars were to arrive within a two-minute period, it is anticipated that up to five of the waiting cars could queue inside the garage, with the other two cars queuing on Powell Street. The Powell Street queue would be expected to dissipate within two minutes. If twelve cars were to arrive within an hour, averaging one car every five minutes, there would be no queue since autos would maneuver directly toward their assigned parking spot or lift, which would take a maximum of one minute per each car.

The effect on traffic flow on Powell Street from project vehicles entering and exiting the garage is not expected to be substantial. There would be adequate on-site queuing to avoid queuing of the vehicles accessing the project on Powell Street for substantial lengths of time. The proposed driveway would be located at the southern end of the project site allowing for adequate MUNI access along the Columbus Avenue frontage.

Loading: Based on the *Guidelines*, the proposed project would generate approximately 1 daily truck trip, on average. The *Planning Code* Section 155 does not require off-street loading for residential development less than 100,000 square feet and commercial development less than 10,000 square feet in the NCD zoning district. The proposed project would avoid the potential for impacts to adjacent roadways by limiting all long term and construction loading/staging operations to the on-street parking area along Powell Street. The proposed project would also provide one off-street loading space within the underground parking garage. Vehicles performing move in/move out activities would be able to obtain temporary parking permits for loading and unloading operations on Powell Street.

Pedestrian and Bicycle Conditions: Powell Street currently has limited pedestrian volumes directly adjacent to the project site. Other major roadways in the area such as Columbus Avenue and Union Street typically accommodate a much more substantial volume of pedestrian traffic on a regular basis, particularly on weekdays. Pedestrian volumes are typically more pronounced during weekend periods. Virtually all street frontages include sidewalks, and intersections include crosswalks with traffic typically controlled with traffic signals. Pedestrian volumes vary considerably by location and day of the week.

The proposed project would generate approximately 31 P.M. peak-hour pedestrian trips. The proposed project would not cause a substantial amount of pedestrian and vehicle conflict since there is currently a limited pedestrian volume. Sidewalk widths are sufficient to allow for the free flow of pedestrian traffic. Pedestrian activity would increase as a result of the project, but not to a degree that could not be accommodated on local sidewalks or would result in safety concerns.

In the vicinity of the project site, there is one major Citywide Bicycle Route. Route #11 runs along Columbus Avenue and is categorized as a Class III route. Bicycle traffic is typically heavier on Columbus Avenue than on the surrounding streets. Although the proposed project would result in an increase in the number of vehicles in the project vicinity, this increase would not substantially affect bicycle travel in the area.

The recently amended (Board of Supervisors Ordinance No. 129-06) *Planning Code* Section 155.5 requires that residential projects of 50 dwelling units or less provide one bicycle space for every two dwelling units. Per Section 155.5, the proposed project would be required to provide nine bicycle parking spaces which would be provided inside tenant storage units in the parking garage. In conclusion, the proposed project would not substantially increase pedestrian and bicycle hazards.

Noise: An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes, and therefore, would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by the occupants of the proposed project would be considered common and generally acceptable in an urban neighborhood, and would not be considered a significant impact. The proposed construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated under Article 29 of the City's Police Code, and would be temporary and intermittent in nature. Considering the above discussion, the proposed project would not be expected to result in a significant impact with respect to noise.

Air Quality: The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. The BAAQMD considers residential projects greater than 510 apartment units, office projects greater than 280,000 gross square feet (gsf), and retail development greater than 87,000 gsf to result in potentially significant vehicular emission impacts. The project proposes to construct a building of approximately 40,875 square feet, which is much less than the minimum standards. Therefore, no significant air quality impacts would be generated by the proposed project.

The San Francisco Department of Public Health (DPH) has issued guidance for the identification and assessment of potential air quality hazards and methods for assessing the associated health risks.[5] Consistent with CARB guidance, DPH has identified that a potential public health hazard for sensitive land uses exists when such uses are located within a 150-meter (approximately 500-foot) radius of any boundary of a project site that experiences 100,000 vehicles per day. To this end, San Francisco added Article 38 of the San Francisco Health Code, approved November 25, 2008, which requires that, for new residential projects of 10 or more units located in proximity to high-traffic roadways, as mapped by DPH, an Air Quality Assessment be prepared to determine whether residents would be exposed to potentially unhealthful levels of $PM_{2.5}$. The project site, at 1731-1741 Powell Street is not located within the Potential Roadway Exposure Zone, as mapped by DPH. Thus, the proposed project is not expected to result in a significant impact from exposure of sensitive receptors to high concentrations of roadway-related pollutants.

Water Quality: The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and storm water would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

The Department of Public Health (DPH) operates ground water monitoring wells adjacent to the project site and no evidence of petroleum hydrocarbon infiltration or leaching has been found. Furthermore, the project site is up-gradient from the closest underground storage tank facility.[6] Consequently, DPH staff has found the site and surrounding areas to be free of mineral infiltration.

Archeological Resources: The project would require excavation to a depth of seven feet below the existing basement level in order to accommodate the proposed parking garage. The new building would be supported by an approximately 2.5-foot-deep concrete mat foundation with spread footings. The Planning Department reviewed the project for impacts to archeological resources and determined that no CEQA-significant archeological resources would be affected, specifically prehistoric and known archeological resources.[7]

(e) The site can be adequately served by all required utilities and public services.

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[5] San Francisco Department of Public Health, *Assessment and Mitigation of Air Pollutant Health Effects from Intra-urban Roadways: Guidance for Land Use Planning and Environmental Review*, May 6, 2008, http://dphwww.sfdph.org/phes/publications/Mitigating_Roadway_AQLU_Conflicts.pdf, accessed September 8, 2009.

[6] Stephanie Cushing, Department of Public Health, Conversation with Moises Aceves, San Francisco City and County Planning Department, December 17, 2008

[7] Archeological Response for 1735-1741 Powell Street, Memorandum from Don Lewis, Major Environmental Analysis, January 5, 2009. This document s on file and available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2007.1117 E.

The proposed project would be situated in an area where all utilities and services are currently provided; no need for any expansion of public utilities or public service facilities is anticipated.

Neighborhood Concerns: A "Notification of Project Receiving Environmental Review" was mailed on May 15, 2008 to owners, and occupants within a 300-foot radius of the project site and interested parties. Comments were received concerning:

1) Potential or increased traffic
2) Effect of underground garage on neighbors
3) Design
4) Underground storage tanks associated with the service station approximate to the project
5) Theater as a historic resource

No potentially significant adverse environmental impacts were identified, and topics related to the requirement for a Class 32 exemption are addressed in this document.

Conclusion: CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting certain conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would therefore meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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MEA Planner:	Moises Aceves
Project Address:	**1731-41 Powell Street**
Block/Lot:	0101/004
Case No.:	**2007.1117E**
Date of Review:	December 24, 2008
Planning Dept. Reviewer:	Tim Frye (415) 575-6822 I tim.frye@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes converting the existing theater into 18 residential units over ground-floor commercial space and 27 off-street parking spaces.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was identified on the Unreinforced Masonry Buildings (UMB) Survey and the North Beach Historic Resources Survey

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located within the North Beach Survey Area and within the boundaries of the eligible Washington Square Historic District.

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1. **California Register Criteria of Significance: Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☒ Yes	☐ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: 1906-1939

Notes: The subject building was previously identified as a contributor to the eligible Washington Square California Register District. Staff concurs with the Page & Turnbull Report dated, June 2007, that the subject building has been significantly compromised and due to a lack of integrity does not appear to be eligible for the California Register, individually or as a contributor to the Washington Square District. For more information, please see the Integrity section below.

The subject site, however, is located within the California Register eligible Washington Square District that qualifies under the Events and Architecture Criteria of Significance. This district is significant for its association with the development of Washington Square as a central focal point for the Italian immigrant community and the early development of North Beach up until the 1939 Golden Gate International Exposition. The district is also significant for its fine collection of statues, markers, and memorials within Washington Square as well as the handsome representation of Edwardian, Art Deco, and Revival Style structures that surround the square.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Notes: The only remaining historic features are its blade sign and overall massing. The remainder of the historic fabric has been significantly compromised, including the removal of all interior partitions, finishes; the removal of the historic marquee, and the introduction of new openings on the primary elevation

As outlined within the above-cited Page & Turnbull Report, the subject building lacks sufficient integrity because all interior features of the building have been removed, leaving the structural components exposed; the exterior cladding on the street façade has been removed; and the historic marquee sign has been removed. In sum, there is very little remaining of the subject building other than its exposed structural members The Department concurs with the determination in the report that the subject building lacks the integrity to be considered eligible individually or as a contributor to a district for the California Register.

In contrast, the eligible Washington Square District still retains a high level of overall historic integrity.

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3. **Determination whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

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5. **Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.**

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The proposed project meets the Secretary of the Interior's Standards for new Construction within a historic district, specifically,

> 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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Case No.: **2007.0180E**
Project Title: **301-345 Powell Street and 455 Post Street**
Zoning: C-3-R, C-3-G (Downtown Retail, General Commercial) Districts
80-130F Height and Bulk District
Block/Lot: 0307/001 and 013
Lot Size: 79,406 square feet
Project Sponsor Joel Yodowitz, Reuben & Junius, 415-567-9000
representing Strategic Hotels & Resorts

Staff Contact: Jeremy D. Battis – 415-575-9022
jeremy.battis@sfgov.org

CF
CFA
#59
1/12/09

PROJECT DESCRIPTION:

The proposed project would modify portions of the 14-story, 246-foot-high, 1904 Westin St. Francis Hotel at 301-345 Powell Street, designated a Category 1 historic resource under Article 11 of the Planning Code, including an approximately 1,000 square foot (sq-ft) expansion of the building envelope in the form of two new external glass-enclosed fire exit staircases on the west façade. Coupled with the adjacent 455 Post Street tower, a 32-story, 442-foot-high building constructed in 1972 (also a project component with proposed modifications described below), the hotel is part of an approximately 1,500,000-sq-ft complex. Additional proposed modifications to the 301 Powell property include removing approximately 46,625 sq ft of existing mechanical room, office, and storage space on the 13th and 14th floors and adding approximately 27,625 sq ft of new meeting room space at the new reconfigured and setback partial 13th (and would-be top) floor. On the 3rd floor, the proposed project would convert approximately twelve guestrooms to a new combined 11,300-sq-ft ballroom and reception space. At the ground floor, an existing restaurant would be eliminated and retail space reconfigured to create a new interior retail corridor and wine bar. As for the non-historic 455 Post property, the proposed project would entail no building expansion and the only exterior modification would be the restoration of the ground-level circa 1972 *porte cochere* entrance canopy. Internally, a proposed modification to the non-historic building's mezzanine level would expand this floor by 5,200 sq ft, filling in open vaulted ceiling space to form a new suspended restaurant and bar linked to the newly renovated ground floor lobby area by a new grand staircase. The proposed public dining establishment would be adjacent to an existing hotel kitchen and food preparation area and would have approximately 5,200 sq ft of seating area. The proposed project would maintain the hotel's existing height.

(Continued on reverse side.)

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines, Section 15301]

REMARKS:

See reverse side.

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JAN 14 2009

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DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

January 8, 2009
Date

cc: Joel Yodowitz, Project Sponsor
A. Heitter, Planning Department

David Chiu, Supervisor-elect, District 3
Historic Distribution List
Bulletin Board/M.D.F.

PROJECT DESCRIPTION (continued):

The project site, within the Kearny-Market-Mason-Sutter Conservation District in the Downtown neighborhood, consists of two contiguous parcels that comprise approximately three-quarters of the block bounded by Post Street to the north, Powell Street to the east, Geary Street to the south, and Mason Street to the west. The proposed project would require Planning Code Sections 309 and 1111 authorization.

REMARKS (continued):

Cultural Resources

Historic Resources

The subject building, The Westin St. Francis Hotel at 301 Powell Street, constructed in 1904, is a contributor to the Kearny-Market-Mason-Sutter Conservation District and is a Category I building under Article 11 of the *Planning Code* and the Downtown Plan.[1] The building also appears eligible for separate listing on the National and California Registers of Historic Places, is listed in the *Here Today* survey of San Francisco's historically-significant structures, and received a San Francisco Heritage rating of "A", indicating that the building is of the highest significance under that survey. The Planning Department's Historic Resources Inventory records the building as a "Major Cultural Monument of [San Francisco] and one of the most important buildings in the city." The subject building is therefore a presumed historic resource under the Planning Department's CEQA (California Environmental Quality Act) Review Procedures. In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department considered whether the proposed project would result in a substantial adverse change to the historic resource.

Based in part on information presented within a Historic Resource Evaluation submittal,[2] the Department determined that all proposed building modifications would comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Secretary of the Interior's Standards) and would not result in a substantial adverse change to the historic resource.[3] As described in greater detail in the attached Historic Resource Evaluation Response (HRER) memorandum, the Department's preservation technical specialist has verified that there would be no modifications to the front façade of the historic 301 Powell building. Moreover, the HRER memorandum identified no historically-compromising components within the proposed physical modifications. Rather, the analysis within the HRER memorandum shows that the proposed vertical addition and area reconfiguration would result in minimal change to defining historic materials, features, characteristics, and spatial relationships. All exterior alterations and additions would occur at the rear, west facade of the historic building or would be sufficiently recessed from the primary facades with minimal visibility from public rights-of-way. In sum, the character and form of the historic building as a twelve-story, early twentieth century, Renaissance/Baroque-style grand hotel would be retained and preserved.

For the reasons described above, the proposed project would be consistent with the Secretary of the Interior's Standards and would not result in a significant adverse impact to a historic resource. Because the proposed project has been found to meet the Secretary of the Interior's Standards, it would not cause a substantial adverse change to the historic resource under CEQA and may therefore be found to be exempt from environmental review if other criteria are satisfied. As described below, the project meets the criteria for exemption from environmental review under Class 1.

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[1] Under Article 11, Category I buildings are "Buildings of Individual Importance and Excellent in Architectural Design."

[2] *Westin St. Francis Hotel Rehabilitation Historic Resource Evaluation, Addendum to January 17, 2007 Submittal*, , 301-345 Powell Street, San Francisco, CA, by Ruth Todd, AIA, Page & Turnbull, October 2, 2007. This document is available for public review by appointment as part of Case File No. 2007.0180E at 1650 Mission Street, Suite 400, San Francisco, CA 94103.

[3] *Historic Resource Evaluation Response* (HRER) memorandum for 301-345 Powell Street, San Francisco, CA, from Angela Heitter, Preservation Technical Specialist, to Jeremy Battis, Major Environmental Analysis. October 20, 2008 (*attached*).

Archeological Resources

The Planning Department has evaluated the project and the site's historic and geologic setting and determined that there would be no significant impact to archeological resources. The proposed project's Post Street Ballroom component would necessitate installation of nine 8½-inch mirocopiles to a depth of approximately 29 feet below grade surface. The evaluation determined that the soils that would be impacted as a result of the project are not expected to contain prehistoric deposits, and therefore would not result in a significant adverse effect on archeological resources.[4]

Exempt Status

State CEQA Guidelines Section 15301(a), or Class 1, provides for an exemption from environmental review for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The proposed project would consist of an interior remodel, fire safety improvements, and minor restoration elements. The proposed modifications would result in a minor net increase in floor area at the 301 Powell building. The historic building's proposed two new external enclosed fire exit staircases would total 3,500 sq ft. Because floor area would be eliminated on the 13th and 14th floors of the 301 Powell building, the proposed modifications would result in a net increased building area of approximately 1,000 sq ft. Such an expansion would be roughly equivalent to a floor area gain of 0.06 percent, a relatively minor or insignificant change. Consistent with this finding, the Planning Department's Zoning Administrator has established that the proposed physical modifications would result in essentially the same building floor area, and hence the resulting minor expansion and its associated new or additional activities or uses would result in a less than significant intensification of existing use within the hotel's buildings.[5]

Therefore, because the proposed project represents a minor alteration of a private structure, an insignificant expansion of the building's overall size, and would not result in a significant intensification of an existing hotel use, the proposed project is exempt from environmental review under Class 1.

Conclusion

State CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would also not result in a significant adverse effect to a historic resource and represents a minor alteration to a private structure. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[4] Archeological review memorandum for 301-345 Powell Street, San Francisco, CA, from Randall Dean, Archeologist, to Jeremy Battis, Major Environmental Analysis. May 5, 2008.This document is available for public review by appointment as part of Case File No. 2007.0180E at 1650 Mission Street, Suite 400, San Francisco, CA 94103.

[5] *Zoning Administrator Determination Westin St. Francis Hotel*, 301-345 Powell Street, San Francisco, CA, by Lawrence B. Badiner, Zoning Administrator, April 25, 2007. This document is available for public review by appointment as part of Case File No. 2007.0180E at 1650 Mission Street, Suite 400, San Francisco, CA 94103.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner:	Jeremy Battis
Project Address:	**301-345 Powell Street**
Block/Lot:	0307/ 001 and 013
Case No.:	**2007.0180E**
Date of Review:	October 20, 2008
Planning Dept. Reviewer:	Angela Heitter (415) 558-6602 I angela.heitter@sfgov.org

PROPOSED PROJECT ☒ Demolition ☒ Alteration ☒ Addition

PROJECT DESCRIPTION

The proposed project would modify portions of the 14-story, 246-foot-high St. Francis Hotel constructed at 301-345 Powell Street and the adjacent 455 Post Street tower, a 32-story, 442-foot-high building constructed in 1972, which in total forms an approximately 1,500,000-square foot (sq ft) complex. The proposed project would remove approximately 46,625 square feet (sq. ft.) of existing mechanical room, office, and storage space on the 13th and 14th floors and add approximately 27,625 sq. ft. of new meeting room space at the reconfigured 13th (top) floor; convert approximately twelve guestrooms to a new 9,800-sq. ft. ballroom and 1,500 sq. ft. of reception space on the 3rd floor of the historic hotel; and add a new combined 5,200-sq. ft. guest registration and restaurant space on the ground and mezzanine levels of the 1972 addition. The proposed project would not increase the hotel's existing height but would result in a net building area increase of approximately 1,000 sq. ft., with expansion of the building envelope in the form of two new external glass-enclosed fire exit staircases connecting the roof to the ground floor on the west rear façade and totaling approximately 3,500 sq. ft. Renovations will also occur to the 1972 porte cochere and improvements to the ground floor retail space.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was designed by San Francisco architects Bliss and Faville in the Italian Renaissance architectural style and originally constructed in 1904. It was built as and still serves as the St. Francis Hotel, which is an established historical resource (exclusive of the 1972 tower addition). The building is rated as a Category 1 Building (Significant) under the Downtown Plan, a contributor to the Kearny-Market-Mason-Sutter Conservation District, was listed in the 1976 Architectural Survey with the highest rating of "5", and was assigned a rating of "A", the highest possible rating, in the 1978 Downtown Survey completed by the Foundation for San Francisco's Architectural Heritage and their consultants Charles Hall Page & Associates. The building is included in *Here today: San Francisco's Architectural Heritage* (1968) and in *Splendid Survivors: San Francisco's Downtown Architectural Heritage* (1979). The St. Francis Hotel is listed in the California Historic Resource Inventory System with a status code of "3S," which indicates that it appears eligible for listing in the National Register of Historic Places as an individual property.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the west side of Powell Street, solely forming the western edge of Union Square, between Post and Geary Streets. The parcel is within the Kearny-Market-Mason-Sutter Conservation District, within the C-3-R (Downtown Retail) Zoning District and an 80-130-F Height and Bulk District. The project site consists of two contiguous parcels that comprise approximately three-quarters of the block bounded by Post Street to the north, Powell Street to the east, Geary Street to the south, and Mason Street to the west, and sitting among the City's densely urban retail district. Retail uses dominate the streetscape, while office uses, hotels, and on occasion, retail occupy the upper floors. Surrounding buildings are. Generally, the subject block and the surrounding blocks within the Conservation District contain a high concentration of post-earthquake, historic resources built to the lot line with a small number of modern structures or modern alterations, detailed in Page and Turnbull's Historic Resource Evaluation (pp. 44).

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties.)*

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1904-1953

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes: The St. Francis Hotel is a major cultural monument and one of the most important buildings in the city. Designed by Bliss and Faville in the Renaissance/Baroque Style, the hotel was originally built in 1904 as two wings of three bays each facing Union Square at the south end of the present site. The interior of the hotel was completely destroyed by the fire following the 1906 earthquake. In 1907, the hotel was rebuilt with a third wing, also of three bays. In 1913, the third wing was enlarged by adding four additional bays. The result is an E-shaped building with two light wells open to Union Square above the ground level. The building is steel frame construction with a granite base, gray Colusa sandstone walls, a copper cornice, and Ionic marble columns at the base of each light well. The ground level is articulated by large arched windows in a rusticated wall, and the façade is richly textured with a variety of Renaissance/Baroque-inspired ornamentation. In 1972, the St. Francis Tower, a 32-story, 600-room addition designed by William Pereira Associates, was added to the west of the building at 455 Post Street (Block 0307, Lot 013). This historic hotel and addition are connected by a promenade at the lobby level.

The mid rise structure retains sufficient integrity from its period of significance. The St. Francis remains situated on its original lot and maintains its dominating setting as the western edge of Union Square, and relationship to the City's most dense retail district. The hotel has undergone alterations, but the majority is early in its history and has gained historical significance in its own time. The character-defining features such as columns, rusticated base, arched windows with keystones, Colusa sandstone, and molded cornice are representative of the original materials and significant workmanship. The 1972 rear addition was constructed as a visually separate building, thus the original hotel retains the appearance and feeling of an early twentieth century Italian Renaissance-style grand hotel.

---

3. **Determination whether** the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (*Go to 6. below*)   ☒ Historical Resource Present (*Continue to 4.*)

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the Secretary of the Interior's *Standards. (Go to 6. below)*
Optional: ☒ See attached explanation of how the project meets the standards.

☐ The project is NOT consistent with the Secretary of the Interior's *Standards*; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if project is an alteration.)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if project is an alteration)*

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5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project**

to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The adjacent properties considered as historical resources and contributors to a historic or conservation district would not be adversely affected by the proposed alterations or additions. The proposed additions will not be visible from the public right-of-way or minimally visible. The additions are located in a manner that lacks visibility so that off-site historical resources and the district would not be materially or visually impaired. Furthermore the proposed project respects the overall materials, massing, scale, and spatial relationships of the adjacent historic resources. The subject property is located adjacent to Union Square, an historic public space; a separate shadow study will determine if additional shadows will be cast on the space as a result of the roof top addition. Other than potential shadows, the addition and other alterations will not have an adverse impact on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 10-17-08

Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary,* Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

Section 4. Secretary of the Interior's Standards – Continuation Sheet

Notes: Based on a review of the proposed plans dated October 2, 2007 (Addendum 1 to January 17, 2007 Submittal), it is the determination of Planning Staff that the proposed project meets the applicable Secretary of Interior's Standards for Rehabilitation of Historic Properties for the following reasons:

Standard #1 – The property will continue to be used as a hotel, as it was historically, but additional hotel amenities are proposed. While some exterior and interior alterations are needed for the proposed amenities, the new vertical addition and proposed interior uses require minimal change to the subject building's defining characteristics, distinctive materials and architectural features, and spatial relationships with adjacent structures.

Standard #2 -. Because all exterior alterations and additions occur at the rear, west facade of the building or are sufficiently recessed from the primary facades with minimal visibility from public rights-of-way, the historic character and form as a twelve-story, early twentieth century, Renaissance/Baroque-style grand hotel is retained and preserved. Furthermore, the proposed project will not significantly alter features, spaces, or spatial relationships that characterize the historical resource.

Standard #3 – The project does not entail changes to the character defining features of the building that would create a false sense of history and does not add conjectural features from other historic properties.

Standard #4 – The changes to the St. Francis Hotel that have acquired historic significance in their own right, such as the 1908 and 1913 additions, the 1924 storefront alterations, and specific lobby alterations, will be retained and preserved. Limited demolition will occur to accommodate the proposed vertical addition and rear exit stairs, but will not remove significant original features or features that have gained historic significance.

Standard #5 – The distinctive materials, features, finishes, and examples of craftsmanship that characterize the building, discussed in Section Two of this response, will be preserved.

Standard #6 – The St. Francis Hotel does not exhibit deterioration where the severity requires replacement of distinctive features. Restoration or reconstruction of missing features, such as the Post Street canopy, will be substantiated by documentary and physical evidence.

Standard #7 – The project does not entail the need for abrasive chemical or physical treatments that would cause damage to historic materials.

Standard #8 – Approximately four new 12" x 12" micro-pile foundations will be inserted and excavation is necessary, which may disturb archeological resources. For the purposes of CEQA and archeological resources, a separate review is being performed to assess this topic.

Standard #9 – The new one-story vertical addition and replacement of existing non-compliant stairs on the west façade with two new glass-enclosed exit stairs, and related exterior alterations will not destroy historic materials, materials, and spatial relationships that characterize the historical resource. The proposed vertical addition will continue the building's historic E-shaped massing but with a setback of approximately 20 feet from the Powell Street façade and recessed six feet from the other facades; horizontal sunscreens extend from the roof of the addition. Due to the height of the parapet wall, proximity of adjacent buildings and the proposed setbacks, the visual impact of the vertical addition is minimized from various vantage points within the public right-of-way. Two new exit stairs required by safety codes are constructed on the secondary, rear façade, setback from the Post and Geary Street facades. The proposed vertical addition, exit stairs, and related alterations are contemporary in design differentiated from the historic materials, are compatible with the scale and proportions of the historical resource, and the massing is appropriate to the existing building with the proposed setback.

Standard #10 - Based on this assessment, it appears that the proposed scope of work for exterior alterations is compatible with the character of the building and is generally reversible in conformance with the Secretary's Standards and as such will not materially impair the essential form and integrity of the resource or its environment.

In sum, while there are a number of exterior alterations included in the proposed project, they do not, when considered together and evaluated in the context of the building, appear to construe a cumulative impact to the resource. Even with the alterations proposed, the building will retain those physical characteristics that justify its eligibility for inclusion in the California Register.

2006 Hornberger + Worstell, Inc.

All drawings and written material appearing herein constitute the original and unpublished work of the architect and may not be duplicated, used, or disclosed without the prior written consent of the architect

ost Street

STRATEGIC

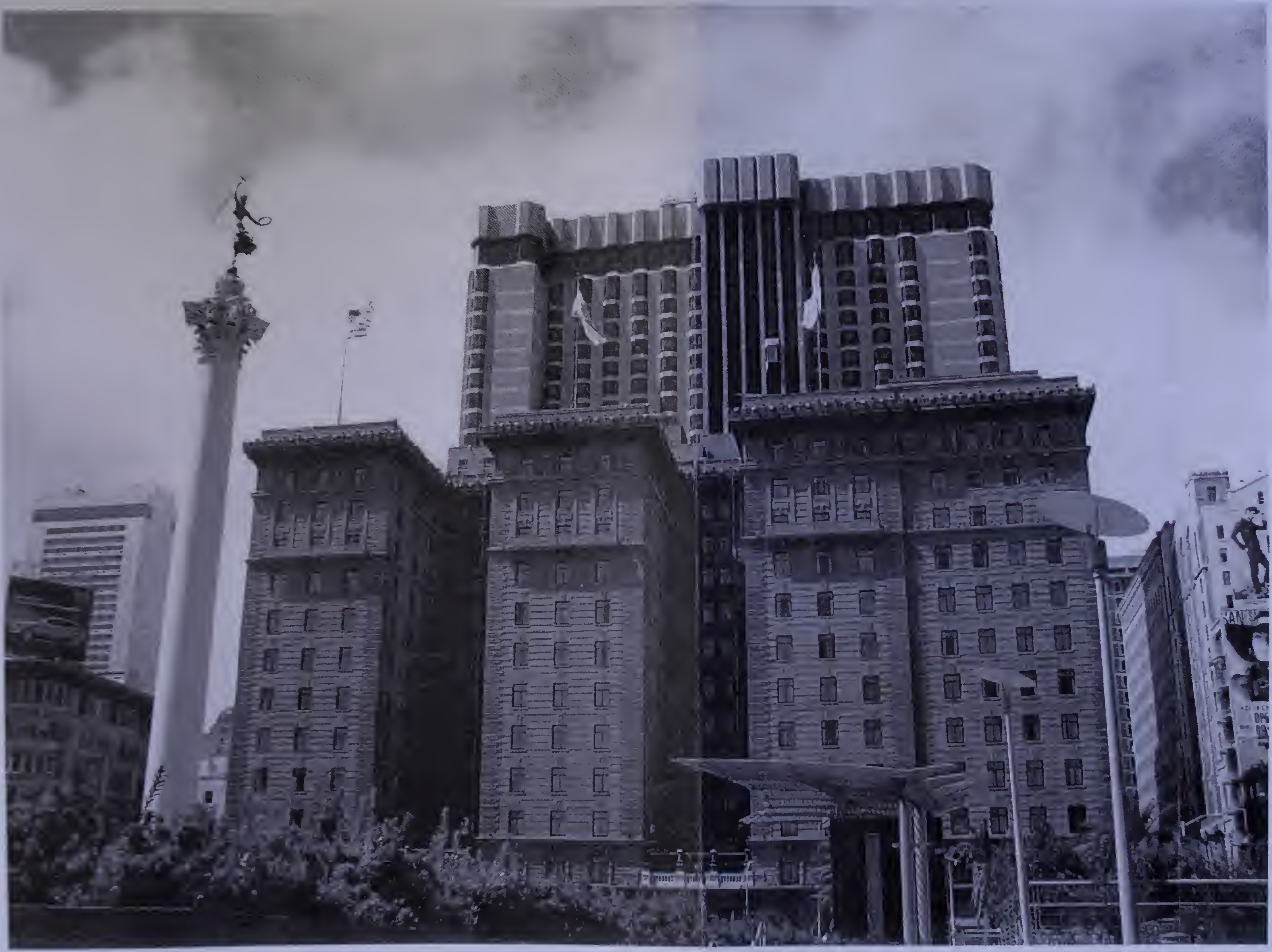
Westin St Francis Hotel Rehabilitation

January 17, 2007

scale 1/16 = 1'-0

0 8 16 32 64

Hornberger + Worstell



Existing View from Union Square near Post Street

SAN FRANCISCO
PLANNING DEPARTMENT

Date received:

RECEIVED
OCT 24 2008
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

Environmental Evaluation Application

Environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, or #10 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Ms. Wise.

Viktoriya Wise
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9049, viktoriya.wise@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Supplemental Information Form for Historical Resource Evaluation and/or *Historic Resource Evaluation Report*, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Community Plan Area Supplemental Information Form	☐	☒
Additional studies (list)	☐	☒

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Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): ____________ Date: 10/24/08

(For Staff Use Only) Case No. 2008.1273E

Address: 25 Balboa Street

Block/Lot: 1643/051

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner: Gus Fallay (Agent)
Telephone No.: 510-469-5202
Address: 70 13th Street
San Francisco, CA 94103
Fax. No.: 415-621-4330
Email: afallay@aol.com

Project Contact: Gus Fallay
Telephone No.: 510-469-5202
Address: 70 13th Street
San Francisco, CA 94103
Fax No.: N/A
Email: afallay@aol.com

Site Information

Site Address(es): 25 Balboa Street
Nearest Cross Street(s): Between 2nd Avenue and Arguello Blvd.
Block(s)/Lot(s): 1643/051
Zoning District(s): RM-2
Site Square Footage: 2,500.00
Height/Bulk District: 40-X
Present or previous site use: Residential Single-Family Dwelling
Community Plan Area (if any): N/A

Project Description - please check all that apply

☒ Addition ☒ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe)

Describe proposed use: One story vertical addition over the existing two-story over garage and convert existing single-family dwelling to two family dwellings.

Narrative project description. Please summarize and describe the purpose of the project.

The proposal is to construct a three-story rear horizontal addition, and a one story vertical addition to the existing two-story over garage, single family dwelling, and to convert the same into a two-family dwelling units.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ________ What type of foundation would be used (if known)? ________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). N/A If the project is an addition of more than 10,000 square feet or demolition/construction of more than six dwelling units, please submit a *Community Plan Area Supplemental Information Form*.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1,596.00	1,596.00	3,871.00	5467.00
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	537.00	537.00	230.00	767.00
Other (specify use)	73.50	0.00	0.00	0.00
Total GSF	2,269.50	2.196.00	4.501.50	6,234.00
Dwelling units	1	1	1	2
Hotel rooms	0	0	0	0
Parking spaces	1.00	1.00	1.00	2.00
Loading spaces	0	0	0	0
Number of buildings	1	1	1	1
Height of building(s)	36.10	36.10	2.00	38.00
Number of stories	2	2	3	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings should include existing and proposed site plan, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **Transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1(e)

Additions to structures that will not increase more than 10,000 sq ft.

1/8/2009

AaronDStarr

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner: Brett Bollinger
Project Address: **25 Balboa Street**
Block/Lot: 1643/051
Case No.: **2008.1273E**
Date of Review: January 6, 2008
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes demolishing a portion of the rear of the existing 1-story with attic over garage single-family building, and constructing a 4-story rear horizontal addition approximately 15' back from the main wall of the front façade. The proposal also includes increasing the unit count from 1 unit to 2 units.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed by an unknown architect in 1908. The subject property is included on San Francisco Heritage's Inner Richmond Survey with a rating of C, Contextual Importance.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the south side of Balboa Street between Arguello Boulevard and 2nd Avenue in the City's Inner Richmond Neighborhood. The subject property is included in the Inner Richmond Survey done by San Francisco Heritage in 1990, with a rating of C, Contextual Importance. A C rating was given to buildings that are distinguished by their scale, materials, compositional treatment.

The immediate context of the subject property does not display a high level of uniformity and there is no relationship between the subject building and its immediate neighbors or the buildings across the street. The two buildings adjacent to the subject property and most of the buildings across the street are contemporary buildings that were constructed without any style or attention to design or context. However, the buildings located along 2nd Avenue, particularly between Balboa and Cabrillo Streets, are unified in form, style and front setback creating a more unified context. There are also buildings along Arguello that maintain a cohesive presence. As with the subject building, most of the buildings along 2nd Avenue and a good number along Arguello are listed on the Heritage Survey with a rating of C, Contextual Importance, or C+, Neighborhood Preservation.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1890-1920

Notes: The subject building is a 1-story with attic over garage, Edwardian Era, single-family building with an unusually steeply sloped roof, raised entry, and offset angled bay. It is currently clad in asbestos siding; however it appears that the wood siding and possibly other details still exist under the asbestos. A garage door was added to the building under the front bay window probably in the 1950s and a rear addition was also added, but apparently without the benefit of a permit.

Criteria A: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria A. Research has not uncovered a specific historic event that took place at this site that is significantly associated California's or San Francisco's history or cultural heritage.

Criteria B: It is associated with the lives of persons important in our local, regional or national past;

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria B. There is no indication that the subject building is associated with the lives of persons important in our past.

Criteria C: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building does not appear to be eligible under Criteria C as an individual resource, and because the building has lost its integrity it does not appear to be a contributor to a potential district within the Inner Richmond Survey area under Criteria C. The subject building is a fairly standard pitched-roof Edwardian era building with a raised entry, except that the roof has an unusually steep slope. The building looks most like the contributing buildings included on the Inner Richmond Survey along on 2nd Avenue. Most of the original ornamentation and wood siding have been covered over with asbestos siding, and the windows have been replaced with incompatible aluminum sliding windows. These alterations appear to be reversible; windows can be replaced and asbestos siding is usually placed directly over the original siding and trim, and protects what is *underneath. However, the building's association, setting and feeling have all been compromised to the point where it no longer contributes to the Inner Richmond District.*

Criteria D: It yields information to contribute to our understanding of human history or prehistory;

There is no indication that the subject building will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criteria D.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☐ Retains	☒ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☐ Retains	☒ Lacks			

While the building still remains in its original location, its setting, feeling and associations do not remain intact because the building is cut off and obscured from the rest of the potential district by the adjacent buildings. Standing at the corner of Balboa and 2nd Avenue, there is not a sense that the building contributes to, or is a part of a potential district within the Inner Richmond Survey Area, specifically the buildings along 2nd Avenue. The original materials could all still be intact under the existing asbestos siding; however, given that the buildings potential significance lies in its association with the Inner Richmond District, the loss of the building's setting, association and feeling are more significant than the retention of historic materials. Therefore, Staff finds that the building has lost its integrity and is not a contributing resource to the Inner Richmond District.

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3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)*　　☐ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.**

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

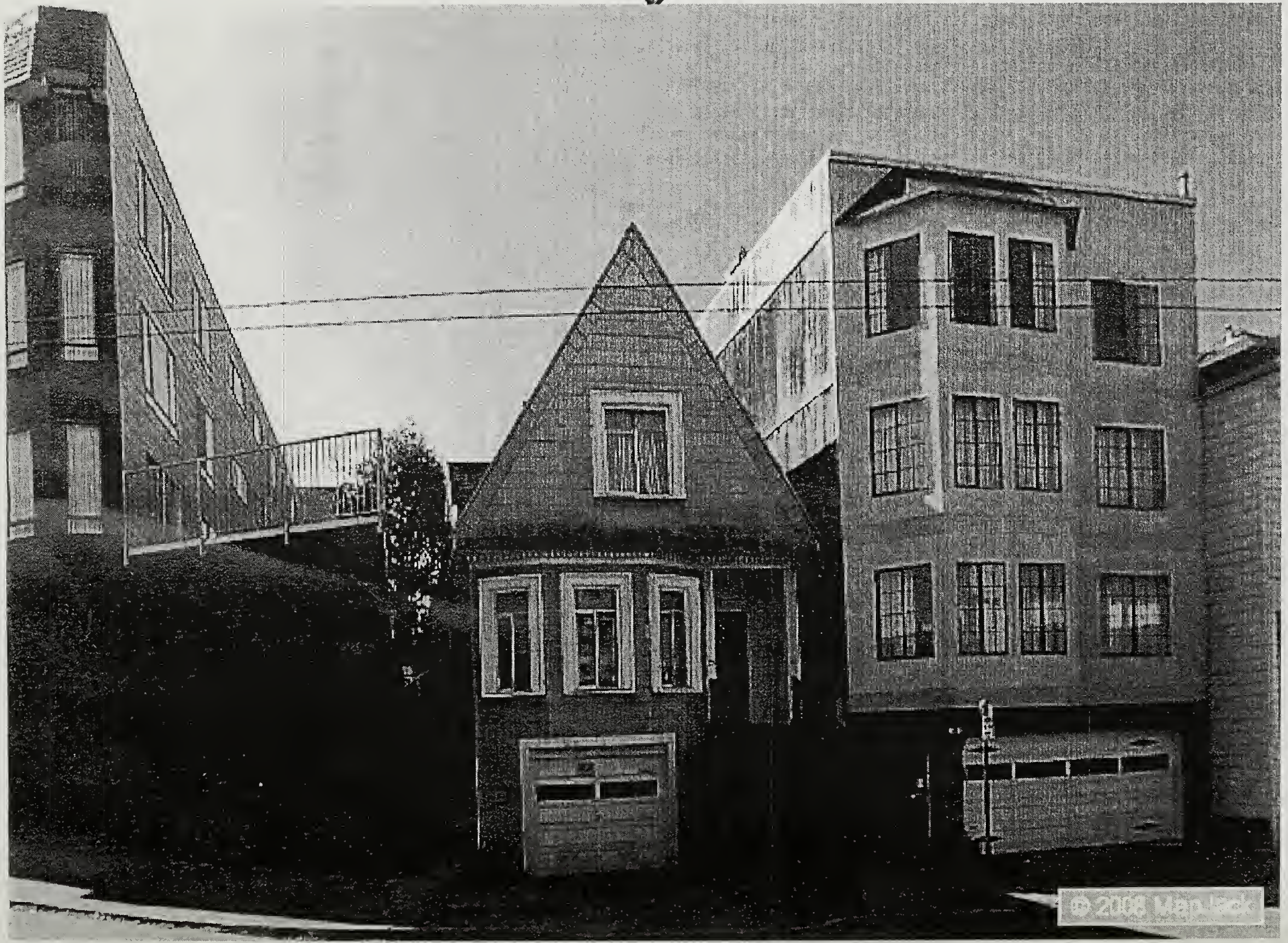
Signature: Date: 01·06·08

Sophie Middlebrook, *Acting Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

AS: G:\DOCUMENTS\Preservation\HRERs\25 Balboa Street.doc

SUBJECT PROPERTY


© 2008 MapJack

ENVIRONMENTAL EXEMPTION APPLICATION

Owner/Agent Information

Property Owner: EDWARD ROMANOV Tel. No.: 661.7700
Address: 1140 NORIEGA ST, Fax No.: 6810580
SF CA 94122

Project Contact: ROMAN RETTNER Tel. No.: 867 2181
Address: 120 MANOR DR Fax No.: 587 8025
SF CA 94127 Email: RN4M@YAHOO.COM

Site Information

Site Address(es): 1621 IRVING ST
Nearest Cross Street(s): 18TH AVE
Assessor's Block(s)/Lot(s): 1772/13 Zoning District(s) INNER SUNSET
Site Square Footage: 2,495 SF Height/Bulk District(s): 40
Present or Previous Use of the Site: SINGLE FAMILY DWELLING UNIT
Does the project site have an average slope greater than 20 percent? NO

Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe. NO

If the proposed project involves major alteration or demolition of a property more than 50 years old, a Supplemental Information Form for Historical Resource Evaluation will be required with this application.

Name of Planning Department Preservation Technical Specialist consulted (if any) SHELLY [illegible]

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Project Description

Please Check All That Apply:

☒ Addition ☐ Change of Use ☐ New Construction ☐ Lot Split/Subdivision
☒ Alteration ☐ Demolition ☐ Zoning Change ☐ Other

Please Describe Proposed Use: 3 FAMILY DWELLING W/COMMERCIAL UNIT @ GROUND FLOOR
Estimated Construction Cost: $600,000.00
Previous Environmental Review: NONE Case No.:

Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe. NO

Written Project Description: Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.

MID BLOCK, SOUTH SIDE OF IRVING ST. (E) HT-33FT, (N)HT 40FT. (E)SF-2,765SF, (N) 6,248 SF, 4 PARKING SPACES PROVIDED. PROPOSED USE TO BE 3 RESIDENTIAL UNITS W/COMMERCIAL UNIT @ GROUND LEVEL + 4 CAR GARAGE

A Tree Disclosure Statement must accompany all building permit applications that include the expansion of an existing building envelope, new construction, grading, new curbcuts, and/or demolitions. If applicable, a copy of your Tree Disclosure Statement should be submitted as part of the Exemption application, but does not exempt the project from additional requirements by DPW. Tree Disclosure Statements are available at the Planning Information Counter at 1660 Mission Street or on-line: www.sfgov.org/planning.

Case No. 2008.0985E

RECEIVED

JUN 1 8 2008

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

ENVIRONMENTAL EXEMPTION APPLICATION CHECKLIST

Please submit all materials shown below. The staff planner assigned to the project will contact you if additional information is required in order for environmental review to proceed.

Submit These Materials With Application	Check Box to Indicate That Materials Are Provided
Application with all blanks filled in	☒
Project Drawings on 8.5x11, 11x17, or reduced size *** Site Plan, Floor Plans, Elevations, and Sections	☒
Photographs of the project site and adjacent properties, including those across the street; label viewpoints	☒
Check payable to San Francisco Planning Department	☒
Application signed by owner or agent	☒
Letter from property owner(s) authorizing agent to sign Application	☒
Copy of Tree Disclosure Statement, if required (see page 2 of this application)	☒
Supplemental Information Form for Historical Resource Evaluation, if required (see page 2 of this application packet)	☒
Special Studies (if required) Examples include Phase I Site Assessments and Geotechnical Reports	☐

*** Not required for every application. If not provided, please include an explanation and staff will determine whether or not the material is required.

Applicant's Affidavit - I certify the accuracy of the following declarations:

a: The undersigned is the owner or authorized agent of the owner(s) of this property.
b: The information presented is true and correct to the best of my knowledge.
c: I understand that other applications and information may be required.

Signed: ______________________ Date: 6/10/08
Agent or Owner

Print full name of applicant: ROMAN RETTNER

(This space for staff use only)

Fees: ☐ $______ Exemption Stamp ☐ $______ Certificate of Exemption (with Historic Resources Evaluation)

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(e) additions to existing structures provided that the addition will not result in an increase of more than ... 10,000 sq. ft and the project is an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area is not environmentally sensitive.

Shelley Caltagirone 1/12/09

SAN FRANCISCO
PLANNING DEPARTMENT Case No. 2008.0985E

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner:	Brett Bollinger
Project Address:	**1621 Irving Street**
Block/Lot:	1772/013
Case No.:	**2008.0985E**
Date of Review:	January 9, 2009
Planning Dept. Reviewer:	Shelley Caltagirone (415) 558-6625 | shelley.caltagirone@sfgov.org

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PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal includes adding a third floor to the existing single-family, two-story-over basement building, altering the roof form, and altering the front facade. The project will provide commercial space at the ground floor, three residential units, and four parking spaces and will increase the square footage of the building from approximately 2,763 sq. ft. to 6,248 sq. ft.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building is not included on any historic surveys or local, state or national registries.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject parcel is located on the south side of Irving Street between 17th and 18th Avenues. The site is zoned as the Inner Sunset Neighborhood Commercial District and 40-X Height and Bulk District. The immediate blocks contain a mixture of residential, commercial, and mixed use buildings. The subject building is located on a block composed primarily of two-story-over-basement structures constructed in the 1900-30. The predominant architectural styles are vernacular in nature and contain elements of the Mission Revival, Edwardian, and Art Deco styles. The immediately adjacent building to the east is a contemporary building constructed in the 1990s.

The Sunset's street grid was laid out circa 1875 in anticipation of development resulting from the construction of Golden Gate Park, which was initiated in 1870. In 1894 the California Midwinter International Exposition took place in the new park, resulting in the creation of a new entrance gate at 9th Avenue and establishing the street as an important thoroughfare in the district. Many businesses were established along 9th Avenue at this time to service the exposition visitors, and new housing soon began to spring up in the nearby area. When the Affiliated Colleges (later UCSF) opened in 1898, development again experienced a surge in the commercial and residential markets.

Although steady, development of the Inner Sunset was relatively slow at the beginning of the 20th century due to the difficulty of accessing the area. Because of the distance from downtown, accessibility relied mainly upon the automobile and train. This issue was resolved with the construction of the Twin Peaks

Tunnel in 1917 with the associated L car in 1919 and the Sunset Tunnel with the associated N Judah car in 1928. The new transportation options resulted in the first major residential development in the 1920s, consisting mainly of middle-income row-houses. The 1930s saw an even greater level of developmental growth, and the remaining lots in the Inner Sunset were filled out in the post-WWII period.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject property is located on a significant thoroughfare within the Inner Sunset district, which contains a large number of buildings constructed between 1900 and 1930 that have, overall, retained a fairly high degree of historical integrity. The Inner Sunset district represents the early phase of commercial and residential architectural development in the Avenues spurred by the construction of Golden Gate Park and the installation of the streetcar lines. While portions of the neighborhood may be eligible for listing on the California Register as a historic district under Criteria A due to their association with this significant period within the city's history and for the cohesive architectural fabric found within it, this portion of Irving Street does not appear to contribute to such a historic district. The area does not retain a high level of historical integrity as it contains a high percentage of post 1940 buildings that would not contribute to the early development period of significance. The remaining buildings also appear to have undergone significant alterations, which have compromised their individual integrity. Therefore, the building does not appear eligible for the Register under Criteria A either as an individual resource or as a contributor to a historic district.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

No significant persons or events appear to be associated with the property. With the exception of Byron Arnold, who became a City Supervisor in the 1950s, none of the owners are listed in the San

Francisco Biographical Information file or newspaper indexes. Arnold's association with this property was brief, and occurred long before he held public office.[1]

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a two-story-over-basement, wood-framed, single-family home constructed in circa 1904 by builder F. B. Southworth in the Craftsman style. Southward also built the three adjacent buildings to the west.[2] The building is representative of the many builder-designed residential buildings constructed in the Outer Lands during the early 20th century, which borrowed from historic styles and resulted in eclectic building forms. As such, the building does not appear to qualify for listing on the California Register as an individual historic resource under Criteria 3. Neither does the building appear to be located within a potential historic district due to the varied styles, ages, and historic integrity of the buildings in the immediate vicinity.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes: There is no evidence that the building has been significantly altered since its initial construction. However, in the Supplemental Information Form, Kelley & VerPlanck speculate that the stuccoed overhang on the second floor was a later addition to the home which may have occurred in 1946 when a permit was issued for fire repair.

3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6 below.)* ☐ Historical Resource Present *(Continue to 4.)*

---

[1] Supplemental Information Form for Historic Resource Evaluation prepared by Kelley & VerPlanck Consulting.

[2] Ibid.

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

   ☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below.)*
   Optional: ☐ See attached explanation of how the project meets standards.

   ☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration.)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

   ☐ Yes ☒ No ☐ Unable to determine

   Notes: The subject building does not appear to be located within a California Register eligible historic district and nor is it in close proximity to any individually eligible historic resources; therefore, the proposed project will not have an adverse effect on any off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 01·07·09
Sophie Middlebrook, *Acting Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2008.0985E_1621 Irving.doc

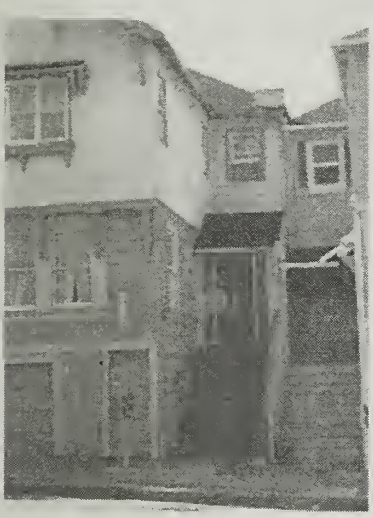
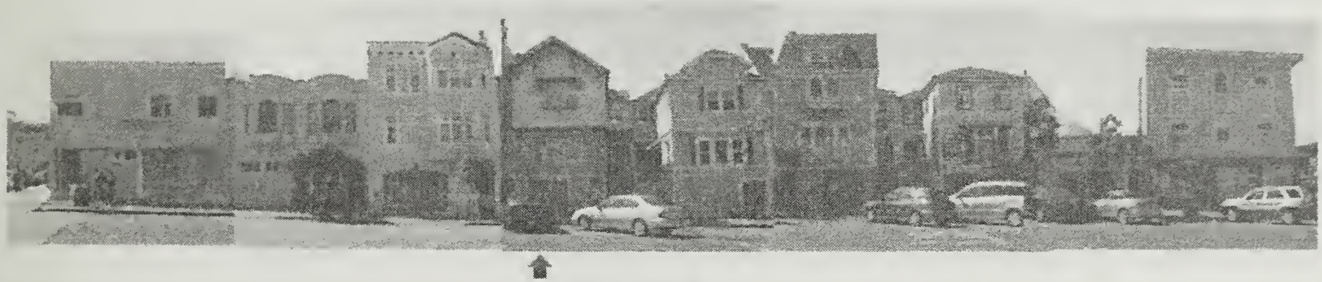


Figure 3: Cut-out and entry



1621 Irving St.

Figure 4: Block Face

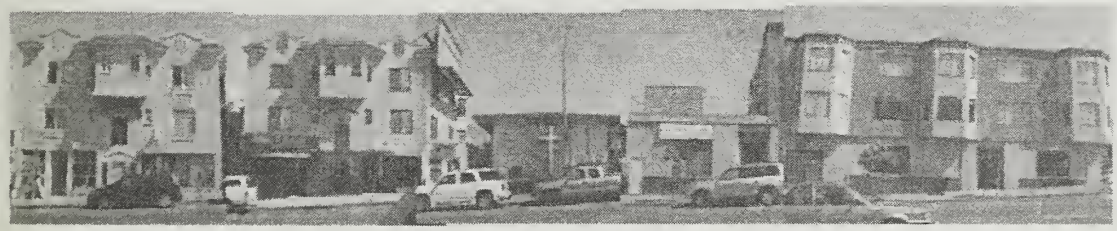


Figure 5: Opposite Block Face

SAN FRANCISCO
PLANNING DEPARTMENT

Historical Resource Review Form

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Address of Project: 1 - 33 COLUMBUS AVE.

Cross Streets: WASHINGTON ST. Block/Lot: 0195/004

Case No. 2008.0975EA Permit No. NONE AT THIS TIME

STEP 1: EXEMPTION CLASS

If neither class applies, an *Environmental Exemption Application* is required.

☒ **Class 1 – Existing Facilities:** Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of this determination.

F
58
59
12/29

☐ **Class 3 – New Construction** or **Conversion of Small Structures:** Construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

STEP 2: HISTORICAL RESOURCE STATUS (Refer to *Preservation Bulletin 16.*)

☒ **Category A:** Known Historical Resource — **Proceed to Step 3.** Preservation Technical Specialist Review

☐ **Category B:** Potential Historical Resource — **Proceed to Step 3.**

☐ **Category C:** Not a Historical Resource — **Proceed to Step 4.** No Further Historical Resource Review Required.

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STEP 3: APPROVED WORK CHECKLIST

Per plans dated: 12.03.08 ON FILE IN CASE DOCKET 2008.0975A

☒ Project falls within the scope of work described below. **Proceed to Step 4.** No Further Historical Resource Review Required.

☐ Project does not fall within the scope of work described below. **Proceed to Step 4.** Further Historical Resource Review Required.

☐ If 4 or more boxes are initialed, Preservation Technical Specialist review is required.

Planner's Initials	Work Description
AFH	1. Interior alterations. Publicly-accessibly spaces (i.e. lobby, auditorium, or sanctuary) require Preservation Technical Specialist review. TENANT IMPROVEMENTS
AFH	2. Regular maintenance or restorative work that is based upon documentation of the building's historic appearance (i.e., photographs, physical evidence, historic drawings or documents, or matching buildings).
AFH	3. In-kind window replacement at visible facades. (The size, configuration, operation, material, and exterior profiles of the *historic* windows must be matched.) ✓

	4. Window replacement or installation of new openings at non-visible facades.
	5. Construction of deck or terrace that is not visible from any immediately adjacent public right-of-way.
	6. Installation of mechanical equipment at the roof which is not visible from any immediately adjacent public right-of-way.
	7. Installation of dormers that meet the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows, No. 96.2.*
	8. Installation of garage opening that meets the requirements of *Zoning Administrator Bulletin: Procedures and Criteria for Adding Garages to Existing Residential Structures, No. 2006.1b.*
	9. Horizontal addition that is not visible from the adjacent public right-of-way for 150′ in each direction; does not extend vertically beyond the floor level of the top story of the structure; and does not have a footprint that is more than 50% larger than that of the original building.
	10. Vertical addition that is not visible from the adjacent public right-of-way for 150′ in each direction; is only a single story in height; and does not cause the removal of architectural significant roofing features such as ornate dormers, towers, or slate shingles.

Preservation Technical Specialist Review Required for work listed below:

	11. Window replacement at visible facades that is not in-kind but meets the *Secretary of the Interior Standards for the Treatment of Historic Properties.*
AFH	12. Sign installation at Category A properties. PER APPROVED SIGN PROGRAM
AFH	13. Façade alterations that do not cause the removal or alteration of any significant architectural features (i.e. storefront replacement, new openings, or new elements).
	14. Raising the building.
	15. Horizontal or vertical additions, including mechanical equipment, that are minimally visible from a public right-of-way and that meet the *Secretary of the Interior Standards for the Treatment of Historic Properties.*
	16. Misc.

STEP 4: RECOMMENDATION

☒ No Further Historical Resource Review Required.

☐ Further Historical Resource Review Required: File *Environmental Exemption Application.*

Notes: PROJECT REVIEWED BY LANDMARKS PRESERVATION ADVISORY BOARD. PROJECT RECEIVED CERTIFICATE OF APPROPRIATENESS. SEE FILE 2008.0975A

Planner Name: ANGELA HEITTER

Signature: Angela Heitter Date: 01.12.09

Preservation Technical Specialist Name: ANGELA HEITTER

Signature: Angela Heitter Date: 01.12.09

Save to [I:\Building Permit Applications or I:\Cases].

If "Category A," save to [I:\MEA\Historical Resources\Category A Admin Catex].

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AUG 1 2 2008

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

ENVIRONMENTAL EXEMPTION APPLICATION

Owner/Agent Information

Property Owner: Drexler Colombo, LLC Tel. No.: (415)297-7066
Address: 9 Columbus Ave. Fax No.:
San Francisco, CA 94111
Project Contact: Luigi Barassi Tel. No.: (415)297-7066
Address: 9 Columbus Ave Fax No.:
San Francisco, CA 94111 Email: Luigi@Barassi.net

Site Information

Site Address(es): 1-21 Columbus, 600-624 Washington
Nearest Cross Street(s): NW Corner of Columbus & Washington
Assessor's Block(s)/Lot(s): Block 195, Lot 4 Zoning District(s) CCB
Site Square Footage: 7,265# Height/Bulk District(s): 40-x
Present or Previous Use of the Site: Ground floor retail Sales & Services, 2nd Floor Office, Basement Parking
Does the project site have an average slope greater than 20 percent? No
Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe. Yes. City Landmark #237, National Register #07001469 Applicant Seeks Categorical exemption from CEQA under Class 31.

If the proposed project involves the alteration or demolition of a property constructed before or during 1913, or the demolition of a property constructed after 1913 but more than 50 years old, a Supplemental Information Form for Historical Resource Evaluation will be required with this application.

Project Description

Please Check All That Apply:

☐ Addition ☐ Change of Use ☐ New Construction ☐ Lot Split/Subdivision
☒ Alteration ☐ Demolition ☐ Zoning Change ☐ Other

Please Describe Proposed Use: Same as Present / Previous (Mixed Retail, Office, Parking)
Estimated Construction Cost: $99,000
Previous Environmental Review: Landmark Designations Case No.: #237 (City) #07001469 (Nat. Reg.)
Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe. No

Written Project Description: Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.
See Certificate of Appropriateness Application for details. In Summary, there are no changes to existing building except window & door replacement based on original building drawings and in conformance with Secretaries Standards for Historic Properties.

A Tree Disclosure Statement must accompany all building permit applications that include the expansion of an existing building envelope, new construction, grading, new curbcuts, and/or demolitions. If applicable, a copy of your Tree Disclosure Statement should be submitted as part of the Exemption application, but does not exempt the project from additional requirements by DPW. Tree Disclosure Statements are available at the Planning Information Counter at 1660 Mission Street.

Case No. 2008.0975E

ENVIRONMENTAL EXEMPTION APPLICATION CHECKLIST

Please submit all materials shown below. The staff planner assigned to the project will contact you if additional information is required in order for environmental review to proceed.

Submit These Materials With Application	**Check Box to Indicate That Materials Are Provided**
Application with all blanks filled in	☒
Project Drawings on 8.5x11, 11x17, or reduced size *** Site Plan, Floor Plans, Elevations, and Sections	☒
Photographs of the project site and adjacent properties, including those across the street; label viewpoints	☒
Check payable to San Francisco Planning Department	☒
Application signed by owner or agent	☒
Letter from property owner(s) authorizing agent to sign Application	☐
Copy of Tree Disclosure Statement, if required (see page 2 of this application)	☐
Supplemental Information Form for Historical Resource Evaluation, if required (see page 2 of this application packet)	☒
Special Studies (if required) Examples include Phase I Site Assessments and Geotechnical Reports	☐

*** Not required for every application. If not provided, please include an explanation and staff will determine whether or not the material is required.

Applicant's Affidavit - I certify the accuracy of the following declarations:

a: The undersigned is the owner or authorized agent of the owner(s) of this property.
b: The information presented is true and correct to the best of my knowledge.
c: I understand that other applications and information may be required.

Signed: ______________________ Date: 8/11/08
Agent or Owner

Print full name of applicant: Luigi Barassi,

(This space for staff use only)

Fees: ☒ $______ Exemption Stamp ☐ $______ Certificate of Exemption (with Historic Resources Evaluation)

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1 PER SECTION 15301 (a) EXISTING FACILITIES CONSISTING OF REPAIR & MAINTENANCE OF A PRIVATE STRUCTURE INVOLVING NO EXPANSION OF USE, INTERIOR & EXTERIOR ALTERATIONS.

Angela F. Heitter
Approved Planning Dept. Angela F. Heitter

Case No. 2008.0975EA

Date received:

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

Environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

8
9
3/09 The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, or #10 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett.Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	**Provided**	**Not Applicable**
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or *Historic Resource Evaluation Report*, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

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DOCUMENTS DEPT

JAN 23 2009

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PUBLIC LIBRARY

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent):

Date: 11/24/08

(For Staff Use Only) Case No. 2008.1308E

Address: 1813 Greenwich St.

Block/Lot: 0519/041

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Neal Margulis	Telephone No.	650-683-0105
Address	1813 Greenwich St	Fax. No.	
	San Francisco, CA 94123	Email	neal@nealmargulis.com
Project Contact	Fabien Lannoye	Telephone No.	415-626-8868
Address	297c Kansas Street	Fax No.	415-626-8936
	San Francisco, CA 94103	Email	fabien@novadesignsbuilds.com

Site Information

Site Address(es): 1813 Greenwich St

Nearest Cross Street(s) Octavia St & Laguna St.

Block(s)/Lot(s)	0519 / 041	Zoning District(s)	RH-2
Site Square Footage	2,240 sf	Height/Bulk District	40-X

Present or previous site use

Community Plan Area (if any)

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost $487,500

Describe proposed use Single Family Residence

Narrative project description. Please summarize and describe the purpose of the project.

Remodel Existing Single Family Residence: remodel existing two stories and add two stories. Project to remain a Single Family Residence.

Remodel 1st Floor: Enlarge (E) garage door, Remodel Garage, Add Elevator, Add Entry + Stairs to 2nd Floor, Add Storage

Remodel 2nd Floor: Widen (E) BLDG - Add 123 S.F., 4 Bedrooms + 3 Bathrooms

Add 3rd Floor: (N) Story - Add 1,325 S.F., Kitchen, Dining, Living Rm, Family Rm, Storage, Bath, Add 278 S.F. Decks

Add 4th Floor (N) Story - Add 466 S.F., Family Room - Bath, Add 828 S.F. Deck

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ________________ What type of foundation would be used (if known)? ________________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). ________________ If the project is an addition of more than 10,000 square feet or demolition/construction of more than six dwelling units, please submit a *Community Plan Area Supplemental Information Form*.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1,499	1,499	2,056	3,555
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	870	793	-77	793
Other (specify use)	0	0	0	0
Total GSF	2,369	2,292	1,979	4,348
Dwelling units	1	1	0	1
Hotel rooms	0	0	0	0
Parking spaces	3	3	0	3
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	26'-0"	26'-0"	12'-2"	38'-2"
Number of stories	2	2	2	4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings should include existing and proposed site plan, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **Transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1(e) existing facilities

addition of less than 10,000 sq.ft.

1/13/2009

Aaron D Starr

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner: Brett Bollinger
Project Address: **1813 Greenwich Street**
Block/Lot: 0519/041
Case No.: **2008.1308E**
Date of Review: January 12, 2009
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

While the application for the proposed project identifies this as an alteration, for the purposes of this review, the proposed project is considered to be a demolition because it qualifies as a demolition under Article 10 of the Planning Code.

The proposed project includes demolishing a portion of the front, side and rear of the existing 1-story over garage single-family building, and constructing a rear horizontal addition and a full vertical addition. The proposal also includes significant façade alterations and increasing the unit count from 1 unit to 2 units.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed by an unknown architect in 1891. The building does not have any historic ratings and is not included on any survey.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the south side of Greenwich Street between Laguna and Octavia Streets in the City's Marina District. The immediate context does not display a high level of visual continuity. The subject property is not located within a known historic district and given the lack of uniformity of styles and visual continuity, Staff does not believe that it is located within a potential historic district.

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*
   Event: or ☐ Yes ☒ No ☐ Unable to determine

Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: n/a
Notes: Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

The subject building is a stucco clad, 1-story over garage, wood-framed, single-family building with a raised entry, flat roof and a simple parapet. The building was originally built as a twin of the building next door, 1815 Greenwich Street, but was significantly altered in 1947 when all of the Victorian era detailing and siding was removed and the building was clad in stucco and re-imagined in a Mediterranean-like style. 1815 Greenwich is included in the City's 1976 Architectural Survey

Criteria A: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria A. Research has not uncovered a specific historic event that took place at this site that is significantly associated California's or San Francisco's history or cultural heritage.

Criteria B: It is associated with the lives of persons important in our local, regional or national past;

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria B. There is no indication that the subject building is associated with the lives of persons important in our past.

Criteria C: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building does not appear to be eligible under Criteria C as an individual resource or a contributing resource under Criteria C. The building has been significantly alerted since it was built; it does not represent the work of a master nor is it in a grouping of similar buildings that would place it within a potential historic district.

Criteria D: It yields information to contribute to our understanding of human history or prehistory;

There is no indication that the subject building will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criteria D.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but

it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks
Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

The subject building is not eligible for the California Register; therefore an investigation into the subject buildings integrity was not conducted.

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3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

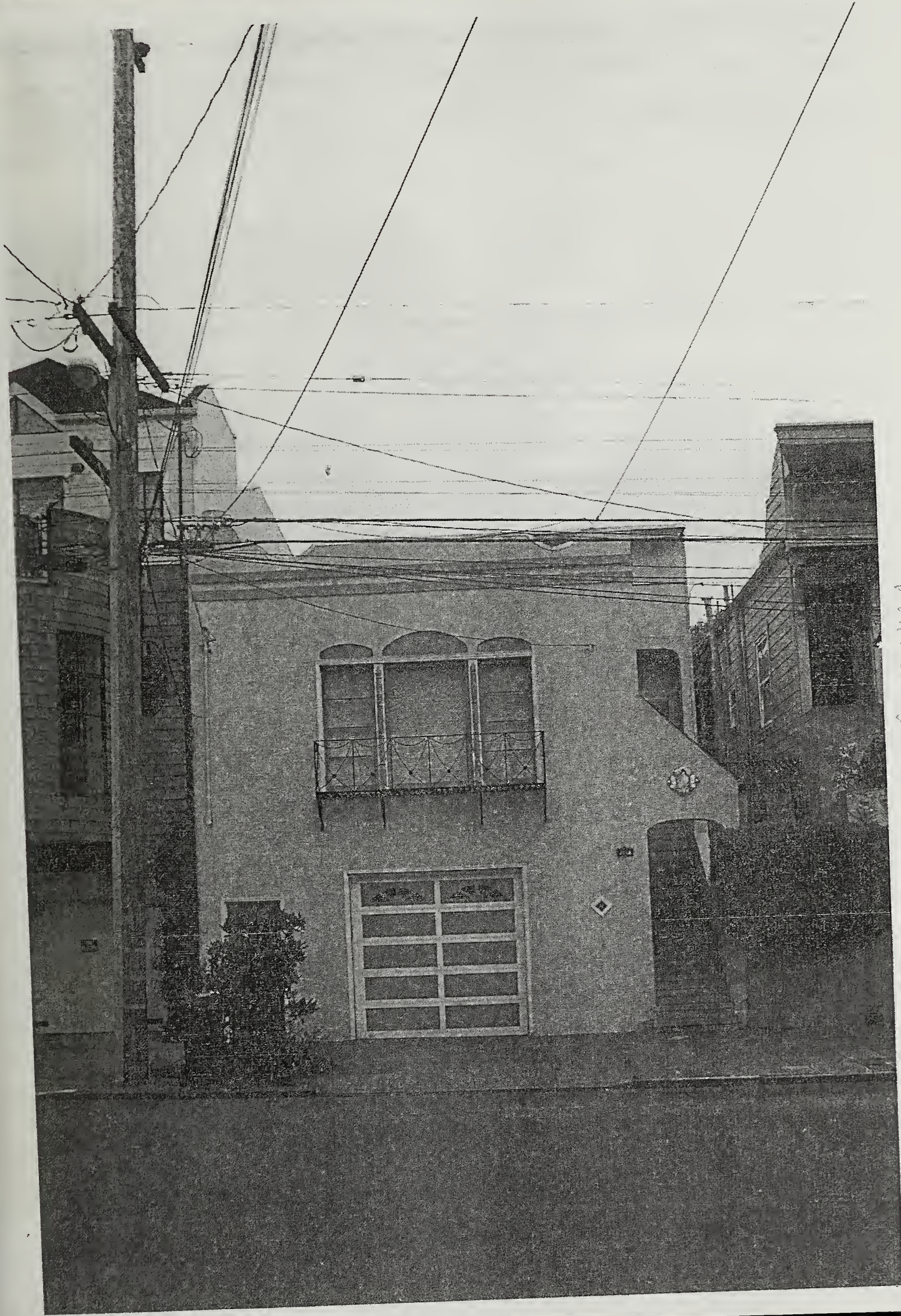
PRESERVATION COORDINATOR REVIEW

Signature: Sophie Middlebrook Date: 01·13·09

Sophie Middlebrook, *Acting Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary,* Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

AS: G:\DOCUMENTS\Preservation\HRERs\538 - 40th Avenue.HRER.doc



1813 GREENWICH

ENVIRONMENTAL EXEMPTION APPLICATION

RECEIVED
AUG 20 2008
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

Owner/Agent Information

Property Owner: SARAH XIAOLAN HUANG
Address: 538-40 TH AVE
SAN FRANCISCO, CA
Telephone No.: 415-386-2683
Fax No.:
Email Address:

Project Contact: CARSON YU
Address: P.O. BOX 320175
SAN FRANCISCO,
CA. 94132
Telephone No.: 415-595-8278
Fax No.: 415-731-1540
Email Address: jy8278@YAHOO.COM

Site Information

Site Address(es): 538-40TH AVE, SAN FRANCISCO, CA. 94121
Nearest Cross Street(s): BTW GEARY BLVD & ANZA ST.
Assessor's Block(s)/Lot(s): 1505/26
Zoning District(s): RH-2
Site Square Footage: 3000
Height/Bulk District(s): 40-X
Present or Previous Use of the Site: SINGLE FAMILY RESIDENCE
Does the project site have an average slope greater than 20 percent? NO
Are there any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe. NO

If the proposed project involves the alteration or demolition of a property constructed before or during 1913, or the demolition of a residential property constructed after 1913 but more than 50 years old, a Supplemental Information Form for Historical Resource Evaluation will be required with this application.

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Project Description

Please Check All That Apply:

☒ Addition
☐ Alteration
☒ Change of Use
☐ Demolition
☐ New Construction
☐ Zoning Change
☐ Lot Split/Subdivision
☐ Other

Please Describe Proposed Use: REMODEL EXISTING 2-STORY HOUSE ADD A 3RD STORY WITH REAR ADDITION FOR 2ND UNIT
Estimated Construction Cost: $350,000
Previous Environmental Review: NO
Case No.:

Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe. NO

Written Project Description: Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.
SEE SHEET 2-a EXHIBIT "A"

The Department of Public Works (DPW) Code Section 8.02-8.11 requires disclosure and protection of landmark, significant, and street trees located on private and public property. A Tree Disclosure Statement must accompany all building permit applications that include the expansion of an existing building envelope, new construction, grading, new curbcuts, and/or demolitions. If applicable, a copy of your Tree Disclosure Statement should be submitted as part of the Exemption application, but does not exempt the project from additional requirements by DPW. Tree Disclosure Statements are available at the Planning Information Counter at 1660 Mission Street.

Case No: 2008.1031E

538-40th Ave
San Francisco, Ca 94121

EXHIBIT “A”

Written Project Description:

538 Forties Ave is in the outer Richmond District neighborhood of San Francisco, just south of Geary Boulevard. This house is located at the front of it 25’ foot wide lot. It is one story plus a basement with 23 feet in height, wood-framed in construction, and mainly rectangular in Sharpe with 1,068 square feet living area.

On the right (south) side of the house is a projecting bay window with slanted sides and sills for each of the three windows. It overhangs the basement story of the house. To the left of this bay window, in the northwest corner of the house, is a recessed porch. This porch has a brick deck, ornamental metal railing, and a single round post that supports the overhanging roof. Both the deck surface and the railing are non-original, dating to 1967. The roof is hipped, as is small roof that covers the bay window and is tucked immediately beneath the main roof.

The house is clad in wooden shingles that have been painted yellow. Windows have replacement sash in their original frames, with simple molded trim. Brick steps with Ornamental metal railings, both dating to 1967, lead up to the porch. A garage with a Roll-up door can be found in the basement level with one off-street parking space, to the right of the brick staircase. This basement story was built in 1924.

The window sash, brick staircase, brick porch deck, ornamental metal railings, and Basement story are all non-original. The other elements of the exterior of the house Appear to be original.

The proposed project would be provided with two 3 bedrooms units with 1725 square feet ideally suited to family housing; also, with one off-street parking space on the ground floor level for each family residence. The altered building will be 29’-9” height with 3 stories and will be matched in the block character with majority multiple units building in the neighborhood.

ENVIRONMENTAL EXEMPTION APPLICATION CHECKLIST

Please submit all materials shown below. The staff planner assigned to the project will contact you if additional information is required in order for environmental review to proceed.

Submit These Materials With Application	**Check Box to Indicate That Materials Are Provided**
Application with all blanks filled in (2 copies)	☒
Project Drawings on 8.5x11, 11x17, or reduced size *** Site Plan, Floor Plans, Elevations, and Sections **(2 copies)**	☒
Photographs of the project site and adjacent properties, including those across the street; label viewpoints **(2 sets)**	☒
Check payable to San Francisco Planning Department	☒
Application signed by owner or agent	☒
Letter from property owner(s) authorizing agent to sign Application (ALL APPLICATIONS SIGNED BY OWNER)	☒
Copy of Tree Disclosure Statement, if required (see page 2 of this application)	☒
Supplemental Information Form for Historical Resource Evaluation, if required (see page 2 of this application packet)	☒
Special Studies (if required) Examples include Phase I Site Assessments and Geotechnical Reports	☐

*** Not required for every application. If not provided, please include an explanation and staff will determine whether or not the material is required.

Applicant's Affidavit - I certify the accuracy of the following declarations:

a: The undersigned is the owner or authorized agent of the owner(s) of this property.
b: The information presented is true and correct to the best of my knowledge.
c: I understand that other applications and information may be required.

Signed: Sarah Xiaolan Huang Date: 7/26/2008
Agent or Owner

Print full name of applicant: Sarah Xiaolan Huang

(This space for staff use only)

Fees: ☐ $ 170 Exemption Stamp or Letter (+ time and materials)
☐ $4,785 Certificate of Exemption, Historic Resources Evaluation Review (+ time and materials)

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1(e) existing facilities
Addition under 10,000 sq. ft.
1/13/09

Case No: 2008. 1031E

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner: Brett Bollinger
Project Address: **538 – 40th Avenue**
Block/Lot: 1505/026
Case No.: **2008.1031E**
Date of Review: January 12, 2009
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

While the application for the proposed project identifies this as an alteration, for the purposes of this review, the proposed project is considered to be a demolition because it qualifies as a demolition under Article 10 of the Planning Code.

The proposed project includes demolishing a portion of the front, side and rear of the existing 1-story over garage single-family building, and constructing a rear horizontal addition and a full vertical addition. The proposal also includes significant façade alterations and increasing the unit count from 1 unit to 2 units.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed by an unknown architect in either 1903 or 1904. The building does not have any historic ratings and is not included on any survey.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the east side of 40th Avenue between Geary Boulevard and Anza Street in the City's Outer Richmond District. The immediate context does not display a high level of visual continuity. The subject property is not located within a known historic district and given the lack of uniformity of styles and visual continuity, Staff does not believe that it is located within a potential historic district.

---

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

   Event: or ☐ Yes ☒ No ☐ Unable to determine

Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: n/a
Notes: Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

The subject building is a simple shingle-clad, 1-story over garage, wood framed, single-family, vernacular cottage with a raised front porch, hipped roof and an offset angled bay. The building was raised approximately 7′ in 1924 to accommodate a garage at the base of the building. At that time, the front entrance stairs were rebuilt out of wood to accommodate the height increase. The wood stairs were subsequently replaced with brick stairs in 1967.

Criteria A: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria A. Research has not uncovered a specific historic event that took place at this site that is significantly associated California's or San Francisco's history or cultural heritage.

Criteria B: It is associated with the lives of persons important in our local, regional or national past;

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criteria B. There is no indication that the subject building is associated with the lives of persons important in our past. According to city directories, the original owner of the building, Charles O. Olson, was a laborer; research did not uncover any information that would lead to the conclusion that he was important to our local, regional or national past. The most interesting person to live in the house was Albert Schrumpf, who lived in the house from approximately 1923 to 1960. Schrumpf was a gardener at the nearby estate of Adolph Sutro from approximately 1914 to at least 1920. However, his association with Sutro's estate is limited and predates his association with the subject property.

Criteria C: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building does not appear to be eligible under Criteria C as an individual resource or a contributing resource under Criteria C. The building is a modest vernacular cottage with minimal detail; it does not represent the work of a master nor is it in a grouping of similar buildings that would place it within a potential historic district.

Criteria D: It yields information to contribute to our understanding of human history or prehistory;

There is no indication that the subject building will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criteria D.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The subject building is not eligible for the California Register; therefore an investigation into the subject buildings integrity was not conducted.

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3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or**

cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.

---

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

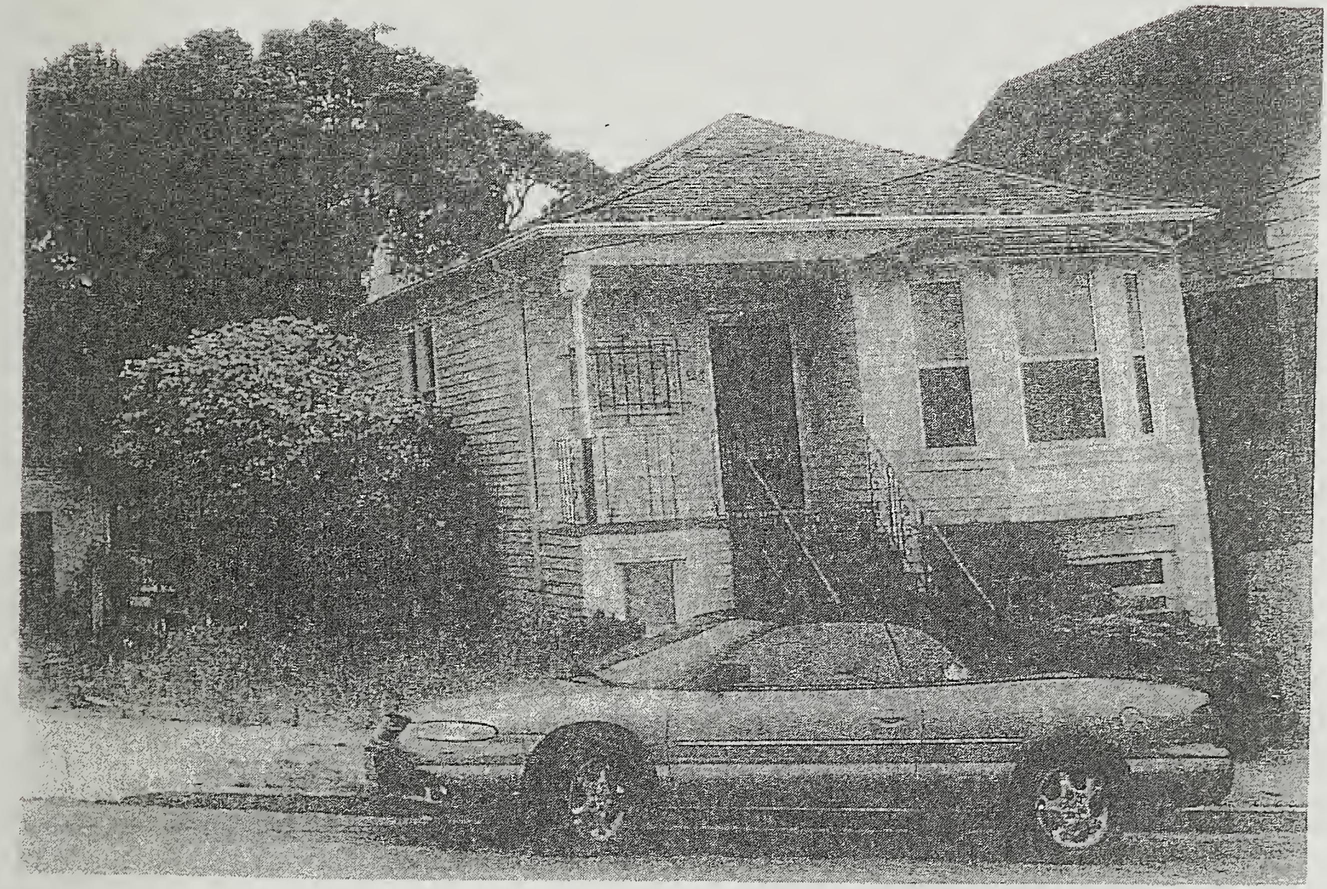
Notes: The immediate context is mixed and does not display a high level of visual continuity. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 01·12·09
Sophie Middlebrook, *Acting Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

AS: G:\DOCUMENTS\Preservation\HRERs\538 - 40th Avenue.HRER.doc



538 Fortieth Avenue

SAN FRANCISCO
PLANNING DEPARTMENT

Date received:

GOVERNMENT
DOCUMENTS DEPT

JAN 26 2009

SAN FRANCISCO
PUBLIC LIBRARY

Environmental Evaluation Application

Environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, or #10 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett.Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	**Provided**	**Not Applicable**
Two copies of this application with all blanks filled in	☐	
Two sets of project drawings	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or *Historic Resource Evaluation Report*, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☐
Additional studies (list)	☐	☐

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): ____________ Date: 12/1/08

(For Staff Use Only) Case No. 2008.1348E

Address: 242 32nd Ave.
Block/Lot: 1391/016

v.10.07.2008

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner Jim & Sam Ossclear Telephone No. 415-846-5156

Address 242 32nd Ave. Fax. No.

San Francisco, Ca. Email Sam.ossclear e smith hawk cor

Project Contact Wm. Pashelinsky Telephone No. 415-379-3676

Address 1937 Hayes St. Fax No.

San Francisco, Ca. 94117 Email billpashe sbcglobal.net

Site Information

Site Address(es): 242 32nd Ave.

Nearest Cross Street(s) California St.

Block(s)/Lot(s) 1391/016 Zoning District(s) RH-1-D

Site Square Footage 3,600 sq ft Height/Bulk District 40X

Present or previous site use

Community Plan Area (if any)

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost

Describe proposed use

Narrative project description. Please summarize and describe the purpose of the project.

3 story front yard addition

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation.* Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? What type of foundation would be used (if known)?	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement.*	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). If the project is an addition of more than 10,000 square feet or demolition/construction of more than six dwelling units, please submit a *Community Plan Area Supplemental Information Form.*	☐	☒

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1596	1596	1010	2,606
Retail				
Office				
Industrial				
Parking				
Other (specify use) Total GSF				
Dwelling units	1	1	0	1
Hotel rooms				
Parking spaces				
Loading spaces				
Number of buildings				
Height of building(s)				
Number of stories				

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

1(e)

Addition to existing building that is less than 10,000 sq ft

1/15/09

SAN FRANCISCO
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v.01.12.2009

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner: Brett Bollinger
Project Address: **242 32nd AVENUE**
Block/Lot: 0519/041
Case No.: **2008.1348E**
Date of Review: January 13, 2009
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

PROPOSED PROJECT

☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

While the application for the proposed project identifies this as an alteration, for the purposes of this review, the proposed project is considered to be a demolition because it qualifies as a demolition under Article 10 of the Planning Code.

The proposed project includes adding a front horizontal addition and vertical addition to the 1-story with attic over basement single-family home. The proposal also includes significant interior and façade alterations.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed in 1918 and designed by an engineer identified as John D. (or P.) Davidson on the original permit for the subject building Research into the 1918 City Directory did not uncover any information regarding Mr. Davidson. The building does not have any historic ratings and is not included on any survey.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the east side of 32nd Avenue between El Camino Del Mar and California Street in the City's Sea Cliff neighborhood. While Seacliff is not an officially recognized historic district, the Department does recognize this area of the City as a potential historic district.

The Sea Cliff neighborhood generally encompasses the area bound by Lincoln Park, California Street, 27th Avenue, El Camino Del Mar and the Presidio. On this block of 32nd Avenue there is a legislated 20' setback, giving a fairly unified street wall. Most of the buildings in this area were constructed between 1910-1930, with massing, building styles and level of ornamentation fairly unified. Architectural styles associated with Seacliff typically include French/Mediterranean, Spanish Revival, Edwardian and a hybrid of Arts and Crafts/Tudor. Many of the homes in the area were designed by renowned local architects such as numbers 9, 25, and 45 Scenic Way, which were designed by Willis Polk.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: n/a
Notes: Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

The subject building is 1-story over basement with attic, wood-framed, single-family rectangular shaped building. The building has a side gabled roof with boxed eaves and is set back approximately 84′ from the front property line. There is a single car garage toward the front of the lot that was constructed in 1924. Save for the dormer, which is clad in shingles, the building is covered with a coat of stucco. Windows on both the main façade and the dormer are six-over-six double-hung wood sash. The windows on the first floor are flanked by wooden shutters. The door is framed by simple pilasters that support a profiled cornice with dentals. This doorway casing is classically inspired and is the only element of the façade that exhibits style details.

Criterion A: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion A. Research has not uncovered a specific historic event that took place at this site that is significantly associated California's or San Francisco's history or cultural heritage.

Criterion B: It is associated with the lives of persons important in our local, regional or national past;

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion B. There is no indication that the subject building is associated with the lives of persons important in our past.

Criterion C: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building does not appear to be eligible under Criterion C as an individual resource or a contributing resource under Criterion C. While the subject building is located within an area of the City that the

Department recognizes as a potential historic district, the architectural style, large setback, massing and quality of design are not compatible with the potential district described above. The subject building was designed by an engineer for whom no information could be found; the subject building is not the work of a master.

Criterion D: It yields information to contribute to our understanding of human history or prehistory;

There is no indication that the subject building will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criterion D.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

The subject building is not eligible for the California Register; therefore an investigation into the subject buildings integrity was not conducted.

---

3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.

---

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The proposed alterations to the subject building are compatible in scale and form to the existing context and will not have an adverse effect on any off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: Sophie Middlebrook
Sophie Middlebrook, *Acting Preservation Coordinator*

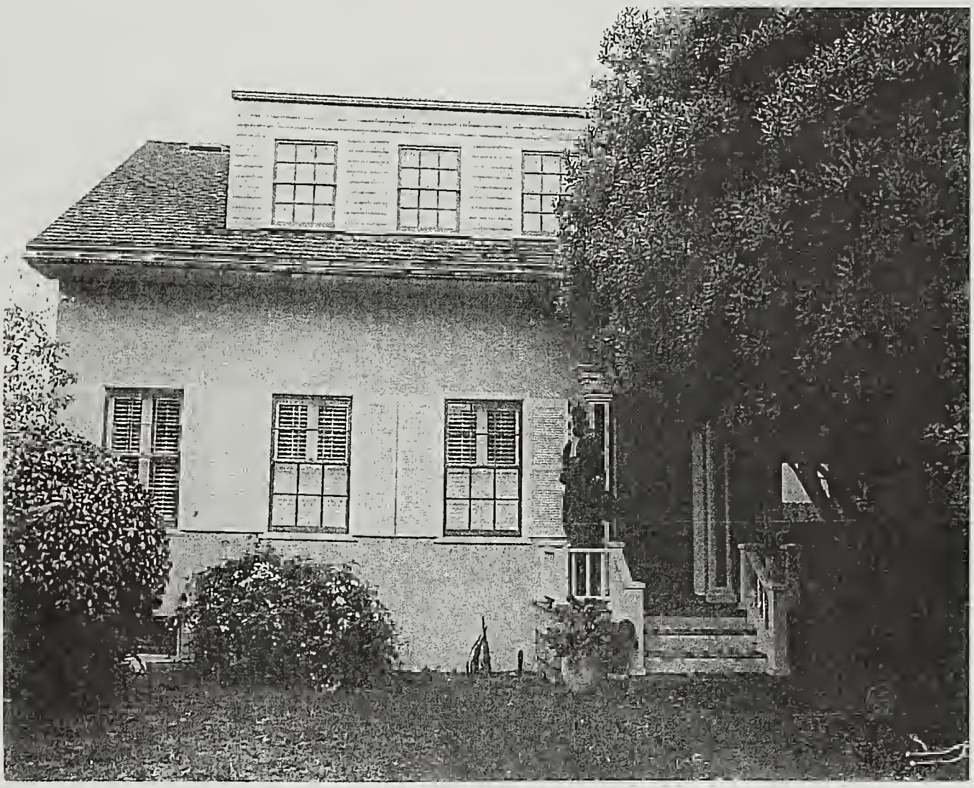
Date: 01·14·09

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

AS: G:\DOCUMENTS\Preservation\HRERs\538 - 40th Avenue.HRER.doc

HISTORICAL EVALUATION OF
242 32nd AVENUE, SAN FRANCISCO

According to California Register Criteria



242 32nd Avenue

by

William Kostura, architectural historian
P. O. Box 60211
Palo Alto, CA 94306

November 2008

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CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

ENVIRONMENTAL EXEMPTION APPLICATION

Owner/Agent Information

Property Owner: KRAIG MEYER Tel. No.: (415) 305-2453
Address: 1427 SHRADER STREET Fax No.:
SAN FRANCISCO CA 94117
Project Contact: BABAC DOANE Tel. No.: (925) 934-1693
Address: 1842 RELIEZ VALLEY ROAD Fax No.: (925) 943-7608
LAFAYETTE CA 94549 Email: b.doane@doane-arch.com

Site Information

Site Address(es): 1427 SHRADER STREET
Nearest Cross Street(s): BETWEEN 17TH & RIVOLI STREETS
Assessor's Block(s)/Lot(s): BLOCK 1288, LOT 005 Zoning District(s) RH-2
Site Square Footage: 2,500 S.F. Height/Bulk District(s): 40-X
Present or Previous Use of the Site: SINGLE FAMILY HOME
Does the project site have an average slope greater than 20 percent? NO
Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe. NO

If the proposed project involves the alteration or demolition of a property constructed before or during 1913, or the demolition of a property constructed after 1913 but more than 50 years old, a Supplemental Information Form for Historical Resource Evaluation will be required with this application.

Project Description

Please Check All That Apply:

☒ Addition ☒ Change of Use ☐ New Construction ☐ Lot Split/Subdivision
☒ Alteration ☐ Demolition ☐ Zoning Change ☐ Other

Please Describe Proposed Use: TWO DWELLING UNITS
Estimated Construction Cost: $ 380,000
Previous Environmental Review: NONE Case No.: N/A
Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe. NO

Written Project Description: Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.

EXISTING & PROPOSED BUILDING INFORMATION ON ATTACHED SHEET.

A Tree Disclosure Statement must accompany all building permit applications that include the expansion of an existing building envelope, new construction, grading, new curbcuts, and/or demolitions. If applicable, a copy of your Tree Disclosure Statement should be submitted as part of the Exemption application, but does not exempt the project from additional requirements by DPW. Tree Disclosure Statements are available at the Planning Information Counter at 1660 Mission Street.

Case No. 08-1037E

DOANE + DOANE ARCHITECTS
1842 RELIEZ VALLEY ROAD
LAFAYETTE CA 94549
925.934.1693 PHONE
925.943.7608 FAX

August 05, 2008

Existing and Proposed Building Information for 1~~7~~427 Shrader Street

Block and Lot Number:	1288 / 005
Property Location:	West side of Shrader Street between 17th & Rivoli Streets

Existing Building:

Height:	23'-0"
Use:	Single family house
Gross area:	2.254 square feet
Off-street parking:	One space in garage

Proposed Project:

Height:	39'-11"
Use:	Two dwelling units
Gross area:	5,673 square feet
Off-street parking:	Two space in garage

Fee: $2,304

[illegible]
CATEGORICAL [illegible]

CLASS ~~1 and 3 demolition and~~ 1(e) additions to existing structures ... that will not result in an increasing of more then ... 10,000 sq. ft. and the project is an area where all public services and facilities are available to allow for maximum develo permissable in the General Plan and the area is not environmentally sensitive.

Shelly Caltagirone
1/20/09

1427 Shrader St: Case No. 2008.1087E

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner: Brett Bollinger
Project Address: **1427 Shrader Street**
Block/Lot: 1288/005
Case No.: **2008.1087E**
Date of Review: January 15, 2009
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelley.caltagirone@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project would expand the existing two-story, 23-foot-tall, single-family dwelling with one parking space to a 40-foot-tall, four-story, two-unit dwelling with two parking spaces. The project includes constructing a two-story vertical addition and a 26-foot-deep horizontal rear addition.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building is not included on any historic surveys or local, state or national registries.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject parcel is located on the west side of Shrader Street between Rivoli and 17th Streets in the Cole Valley neighborhood. The site is zoned RH-2 (Residential House, Two-Family) in a 40-X Height and Bulk District. The immediate blocks contain primarily low-density residential buildings. The subject building is located on a block-face composed primarily of two-story and three-story structures constructed between 1880-1930, with the majority of buildings constructed between 1900-1913. The subject building is one of three buildings on the block-face constructed after 1930. The predominant architectural styles on the block are Mission Revival and Edwardian.

The Cole Valley neighborhood is roughly bounded by Stanyan Street and Sutro Forest to the west, Tank Hill to the south, Clayton Street to the east, and Waller Street to the north.[1] Initial development of Cole Valley was spurred by the creation of Golden Gate Park and the development of the street car lines at the turn of the 20th century. The neighborhood was nearly fully built out by the 1920s, as is evident in review of the area's building dates. With the opening of the Twin Peaks and Sunset Tunnels in 1918 and 1929, respectively, residential development in the City began to move further west and development of Cole Valley slowed.[2] Portions of the neighborhood may qualify for listing on the California Register as a historic district under Criteria A and C as architecturally representative of this initial development phase.

---

[1] Carey & Co., Inc. *Historic Resource Evaluation Report – 1552 Cole Street,* March 7, 2007.

[2] Ibid.

The period of significance for this potential district appears to be 1880-1930, beginning with the streetcar development and extending through the period at which the neighborhood became fully built out.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject property is located within the Cole Valley neighborhood, which contains a large number of buildings constructed between 1880 and 1930 and relating to the area's early phase of commercial and residential development, as described above. While portions of the neighborhood may be eligible for listing on the California Register as a historic district under Criterion A due to their association with the initial development of Cole Valley, the subject building does not appear to contribute to such a historic district as it was constructed in 1939 after this initial period of development. Therefore, the building does not appear eligible for the Register under Criterion A either as an individual resource or as a contributor to a historic district.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

No significant persons or events appear to be associated with the property.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a one-story-over-garage, wood-framed, single-family home constructed in 1939 by builder Herman Christensen and designed by C.O. Clausen in the Mediterranean Revival style.[3] The building is representative of the many builder-designed residential buildings constructed in the San Francisco during the early 20th century, which borrowed from historic styles and resulted in eclectic building forms. As such, the building does not appear to qualify for listing on the in eclectic building forms. As such, the building does not appear to qualify for listing on the California Register as an individual historic resource under Criterion 3. A review of building dates in the area, a windshield survey of the neighborhood, and review of past historic resource evaluations for other properties in the area suggest that there is strong potential for a historic district or districts in the Cole Valley neighborhood defined by Victorian and Edwardian style buildings. The Mediterranean style of the subject building would not contribute to such a district.

---

[3] Supplemental Information for Historic Resource Evaluation (Building History), dated October 5, 2008.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes: There is no evidence that the building has been significantly altered since its initial construction.

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3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6 below.)* ☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below.)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration.)*

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

---

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The subject building appears to be located within, but not contributing to, a California Register eligible historic district defined by Victorian and Edwardian Era architecture relating to the area's initial period of development. The proposed project, as described in drawings A1 through A10 (prepared by Doane + Doane Architects and dated July 31, 2008), would not detract from the Victorian and Edwardian character of this historic district. The proposed building is compatible with the district in terms of scale, massing, materials, and details and is clearly distinguished as a contemporary building.

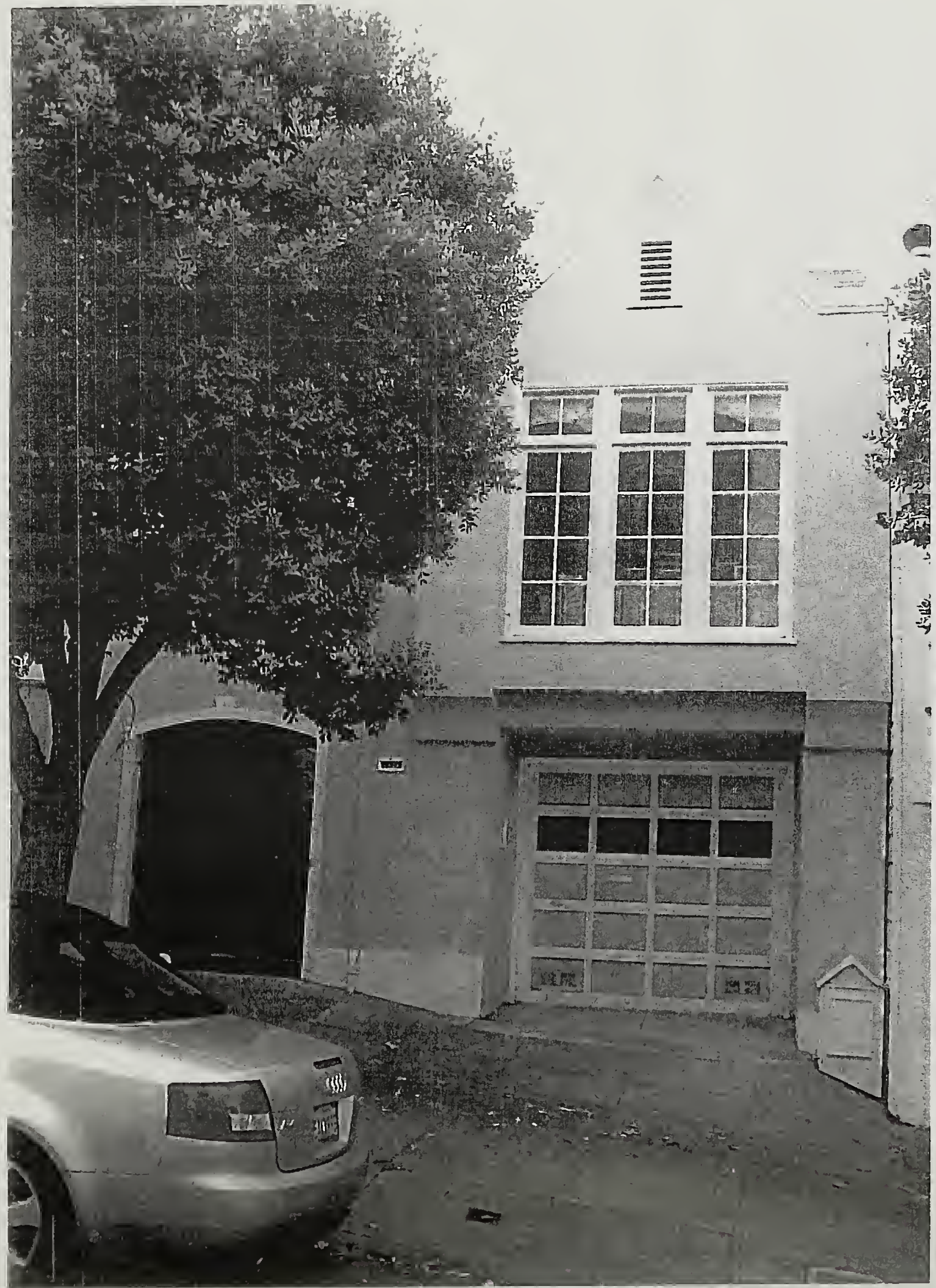
PRESERVATION COORDINATOR REVIEW

Signature: ______________________________ Date: 01·20·09

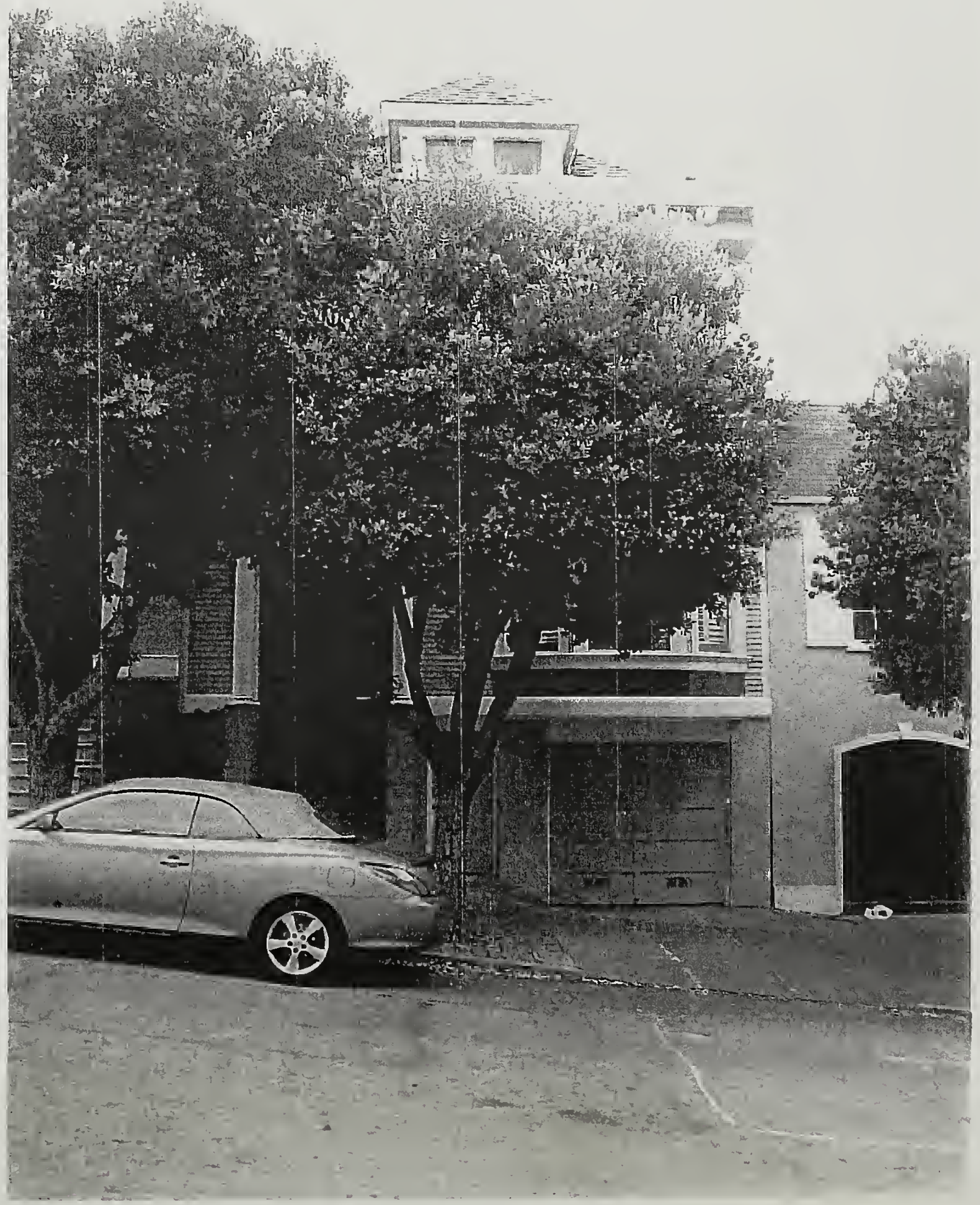
Sophie Middlebrook, *Acting Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2008.1087E_1427 Shrader.doc



FRONT OF 1427 SHRADER STREET
SUBJECT PROPERTY



ADJACENT BUILDING TO THE
SOUTH OF 1427 SHRADER

SAN FRANCISCO
PLANNING DEPARTMENT

Date received:

RECEIVED
NOV 24 2008
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

Environmental Evaluation Application

Environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, or #10 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett.Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or *Historic Resource Evaluation Report*, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent):

Date: NOVEMBER 18, 08

(For Staff Use Only) Case No. 2008.1307E

Address: 605 MISSISSIPPI

Block/Lot: 4103/036

v.10.07.2008

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner JORGE CARBONELL Telephone No. 512-7566
Address 605 MISSISSIPPI ST. Fax. No. 546-6415
S.F., CA, 94107 Email jrcarbonell@hotmail.com
Project Contact OWNER. Telephone No.
Address Fax No.
Email

Site Information

Site Address(es): 605 MISSISSIPPI
Nearest Cross Street(s) 22 ND STREET
Block(s)/Lot(s) 4103/036 Zoning District(s) RH-2
Site Square Footage 2,500 SQ. FT. Height/Bulk District 40-X
Present or previous site use
Community Plan Area (if any)

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) Estimated Cost $200,000
Describe proposed use RESIDENTIAL- 2 DWELLING UNITS

Narrative project description. Please summarize and describe the purpose of the project.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? What type of foundation would be used (if known)?	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☐
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement.*	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). If the project is an addition of more than 10,000 square feet or demolition/construction of more than six dwelling units, please submit a *Community Plan Area Supplemental Information Form.*	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2,014	2,014	1,631	3,645
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF				
Dwelling units	1	1	1	2
Hotel rooms				
Parking spaces	1	1	1	2
Loading spaces				
Number of buildings	1	1	0	1
Height of building(s)	22'-2"	22'-2"	17'-10"	40'-0"
Number of stories	2	2	2	4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings should include existing and proposed site plan, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **Transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(e)

Addition to existing structure that will not result in increase of more than 10,000 square feet.

1/20/09

Approved Planning Dept. M. Pilar LaValley

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: **605 Mississippi Street**
Block/Lot: 4103/036
Case No.: **2008.1307E**
Date of Review: January 16, 2009
Planning Dept. Reviewer: Pilar LaValley
(415) 575-9084 | pilar.lavalley@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes demolition of the existing rear addition, construction of a vertical addition, reconstruction of foundation and slab, and façade alterations.

PRE-EXISTING HISTORIC RATING / SURVEY

Assessor's Office records indicate that the subject property was construction in 1907. Although the subject building is not addressed in any previous historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the western side of the Potrero Hill neighborhood, an area of San Francisco roughly bounded by 16th Street to north, U.S. 101 to west, Cesar Chavez Boulevard to south, and the industrial Central Waterfront to the east. A Sanborn map of the area surrounding the subject property from 1900 indicates that much of the land was undivided and undeveloped, which is consistent with the name "Potrero Nuevo," or "new pasture" and predominate use for grazing of that period. Industrial development of the waterfront at Potrero Point in the late-1800s and early-1900s triggered residential development of these former pastures as demonstrated in a 1914 Sanborn map that shows the majority of surrounding parcels developed with small residences. Due to its geology and distance from the more developed portions of the City, the Potrero Hill area suffered minimal damage in the 1906 earthquake and subsequent firestorm.

The immediate context of the subject property is a mixture of single-family homes and flats, primarily constructed in the early decades of the 1900s. There are also several buildings scattered along the block with construction dates ranging from the 1930s to present. Visual continuity is mixed in terms of style and there is not a strong pattern of architectural style, massing, and materials along this portion of the east side of the block.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The Assessor's Office records the date of construction as 1907. No water tap or original building permit records have been located. According to Sanborn Fire Insurance maps submitted by the project applicant, the subject property was originally constructed between 1905 and 1913. Sanborn maps indicate that the area surrounding the subject property was not subdivided or developed in 1900 or 1905; a subsequent map indicates that the surrounding blocks were partially developed in 1914. Although constructed within the reconstruction period following the 1906 earthquake, the subject building does not appear to individually embody the distinctive characteristics of buildings located in what may be considered "Reconstruction Historic Districts," nor is the subject building located in a potential historic district based on post-quake development due to the number of incompatible alterations on surrounding properties. Therefore, the subject property does not appear to be eligible for the California Register under criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

City Directories and Census records were consulted, and no persons of known historical significance appear to have been associated with the subject building.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a one-story over basement, wood frame, single-family dwelling. The building has a gable roof with pedimented gable with dentil moldings and fish-scale shingles facing the street. A non-original wood stair leads to a centered entrance that is flanked on one side by a projecting angled bay window and on the other side by one window opening. A wood and glass garage door is located at the basement level on south side of façade. The building is clad in wood shiplap siding and fenestrated with aluminum casement sash. A wood fence lines a portion of the front yard and a driveway leads to the basement garage.

The 1913-1915 Sanborn Fire Insurance map depicts a nearly square 1 ½-story dwelling with a projecting angled bay window and porch at front façade. In 1918, a building permit was issued to owner A. Fluccori (sp) to construct "a new concrete foundation..., cement basement floor, add rear new dining room and porch and make new bathroom..., and front garage doors..." Other alterations include new aluminum windows and front stair (unknown date(s)).

A simple residential building in a vernacular style, the subject property is not architecturally significant nor does it possess high artistic value. There is no known architect or builder associated with the original construction. The subject property does not appear to be eligible for the California Register under criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria. Should an assessment of integrity be required, staff believes that while the subject property has undergone alteration (at unknown dates), it generally retains a fair degree of integrity.

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3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)*   ☐ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

Notes: Not applicable.

---

5. **Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.**

Notes: Not applicable.

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed with buildings constructed from early 1900s to 1930s. The majority of buildings on this block have been significantly altered and this portion of the block does not display a high level of visual continuity. It does not appear that this portion of the east side of the 600 block of Mississippi Street is eligible for listing as an historic district nor are there known historical resources adjacent to the subject property. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

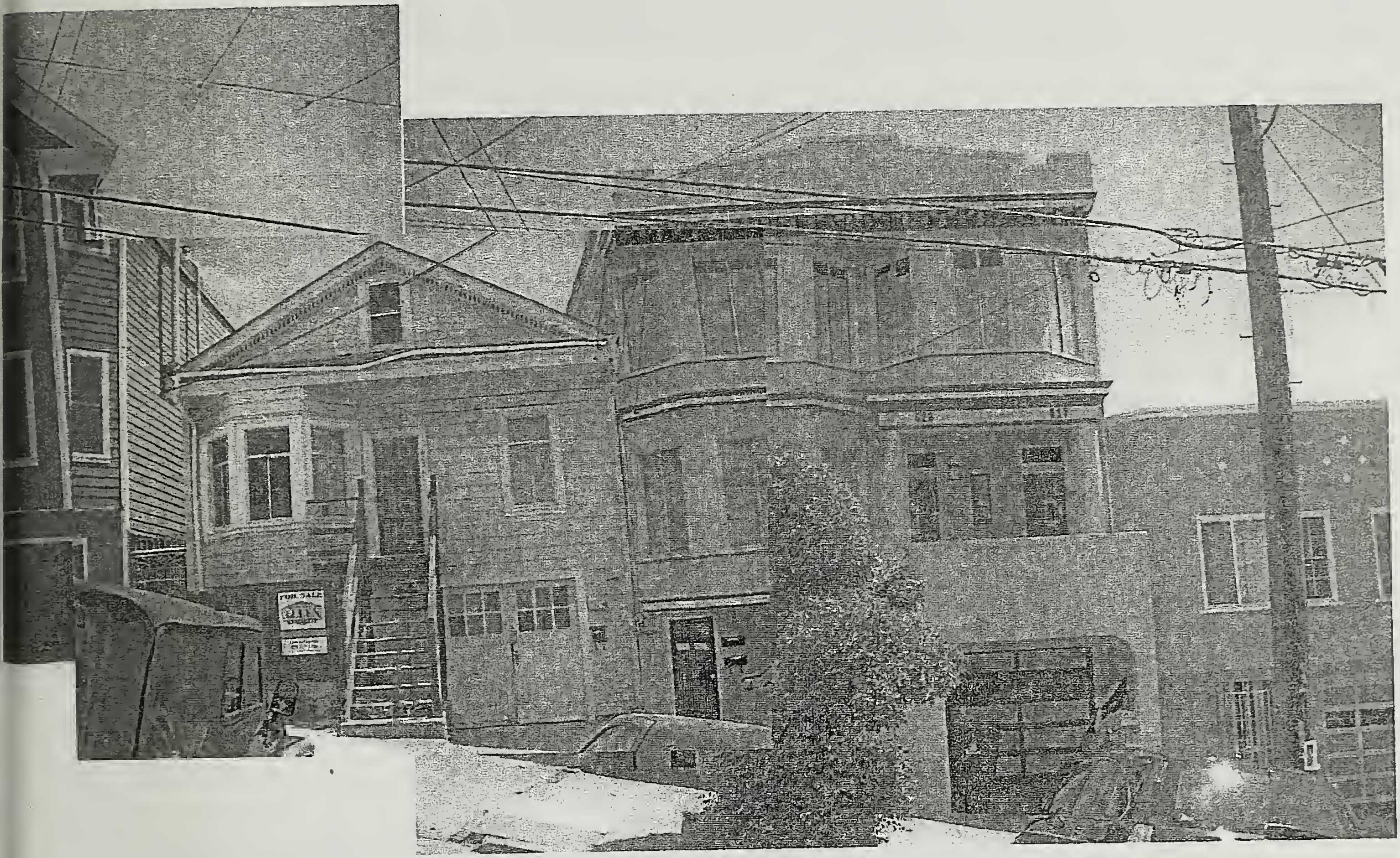
PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 01·20·09
Sophie Middlebrook, *Acting Preservation Coordinator*

cc: Brett Bollinger, CAT EX Coordinator
Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

PL: G:\DOCUMENTS\605 Mississippi\Historic Resource Evaluation Response.doc

SUBJECT PROPERTY
605 MISSISSIPPI STREET



SUBJECT PROPERTY
605 MISSISSIPPI STREET

605 MISSISSIPPI ST.
AUGUST 28, 2008

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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Planning
Information:
415.558.6377

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2008.0673E**
Project Title:	71 Granada Avenue
Zoning:	RH-1 (Residential, House, One-Family) 40-X Height and Bulk District
Block/Lot:	7016/004
Lot Size:	2,800 square feet
Project Sponsor	Benjamin Pierce, Project Sponsor 415-730-0369
Staff Contact:	Moises Aceves – (415) 575-9050 Moises.Aceves@sfgov.org

SF
C58
#59
127/09

PROJECT DESCRIPTION:

The proposed project would include interior renovations, vertical, and horizontal additions as well as interior reconfigurations and exterior renovations to the existing, approximately 660 square foot (sq.ft.), 15 foot tall, single-story, single-family residence. The proposed 24-foot tall, approximately 1,330 square foot, two-story structure would add a second floor and retain the existing one-car surface parking space. The project site is located near the southwest corner of Granada and Grafton Avenues, in the Outer Mission District neighborhood.

(Continued on next page)

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(2)]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

23, 2009
Date

cc:
Ben Pierce, Project Sponsor
S. Middlebrook, Planning Dept.
Supervisor John Avalos, District 11
M. Aceves, Planning Dept.
V. Byrd, M.D.F.
Exclusion/Exemption File

GOVERNMENT
DOCUMENTS DEPT

JAN 28 2009

SAN FRANCISCO
PUBLIC LIBRARY

PROJECT DESCRIPTION (continued):

The proposed additions would result in the addition of approximately 670 square feet of usable floor area to a 660 square foot single family home. The building would be extended three feet on the east side, and the deck on the east side would be extended by approximately 200 square feet. The single parking space would be retained.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department has determined that the property, while not associated with significant events, persons, architecture, association, design, workmanship, setting or feeling, retains integrity of location, and materials. The subject property is not listed in any survey or inventory, the subject property does not appear to be associated with a specific event that has made a significant contribution to broad patterns of local or national history. The existing building on the project site was constructed in 1907. However, it is not included in any survey or inventory, and is presumed not to be a historical resource under the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation). [1]

Substantial loss of historic integrity of the subject building was caused by alterations, which included the addition of rear shed, the replacement of a number of windows, the enclosure of the front porch, and numerous alterations to the interior of the structure. The immediate context of the property is predominantly residential and does not display a high level of visual continuity. Accordingly, Planning Department preservation staff determined that the property is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.[2]

The proposed project would require approximately two feet of excavation.[3] Due to proposed excavation, the Planning Department considered whether the proposed project would have the potential to affect subsurface archeological resources. In a memorandum dated July 8, 2008, the Department indicated that there appear to be no CEQA-significant archaeological deposits present at the project site.[4] Given the minor soils disturbing activities anticipated as part of project construction, and that there are no expected archeological resources on the site or in its immediate vicinity, the project would not adversely affect CEQA-significant archeological resources.[5]

---

[1] Memorandum from S. Middlebrook, Historic Preservation Technical Specialist, Historic Resource Evaluation Response 71 Granada Avenue, December 2, 2008 Attached

[2] Ibid.

[3] Memorandum from Randall Dean, San Francisco Planning Department to Moises Aceves, San Francisco Planning Department, July 08, 2008. A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2008.0673E

[4] Ibid.

[5] Ibid.

Since the proposed project would not result in significant effects on archeological or historical resources, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the proposed project was found to satisfy criteria for exemption under Class 1.

CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet provided that the project is located in an area where all public services and facilities are available and the area is not environmentally sensitive. The proposed project would add approximately 670 square feet to the existing 660-square-foot structure, which is less than 10,000 square feet. The project site is in a developed area where all public services and facilities are available. The project site does not provide habitat for any sensitive species. Therefore, the proposed construction is exempt from environmental review under Class 1 as proposed.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the existing building has been determined not to be a historic resource under CEQA, and there are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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Fax:
415.558.6409

Planning
Information:
415.558.6377

Historic Resource Evaluation Response

MEA Planner:	Moises Aceves
Project Address:	**71 Granada Avenue**
Block/Lot:	7016/004
Case No.:	**2008.0673E**
Date of Review:	December 2, 2008
Planning Dept. Reviewer:	Sophie Middlebrook (415) 558-6372 | sophie.middlebrook@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes a horizontal and vertical addition to the existing structure, as well as alterations that include re-cladding, replacing existing windows, reconfiguring interior spaces, replacing the existing roof, and the addition of front and rear patios at grade level.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor records indicate that the building was constructed in 1907; however, information submitted by the Project Sponsor suggests that the building was constructed sometime prior to November, 1906, when the subject building was first connected to the municipal water system. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.[1]

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located at the rear of a flat lot on Granada Avenue between Grafton and Lakeview Avenues within an RH-1 Zoning District and a 40-X Height and Bulk District in the Oceanview Neighborhood. The subject block slopes uphill to the south, toward Lake View Avenue.

The surrounding neighborhood is of mixed architectural character, with single-family dwellings constructed in a contemporary architectural style, modified Craftsman architectural style, and the Marina architectural style. Residences on the block are, for the most part, one-story-over-garage. It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such

---

[1] Please see "Preservation Bulletin #16," available online at:
http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:
Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the Register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

As noted above, the subject property was constructed circa 1907. The subject property appears to be among the earliest houses constructed in the area; however, it does not appear to represent a trend or the collective history of the site or the area. It does not appear that the subject building is associated with events that have made a significant contribution to the broad patterns of local or regional history.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

Information from City Directories and Spring Valley Water records provided by the Project Sponsor indicates that the first known owner of the property was Mrs. C.A. Driscoll, whose husband was apparently a carpet cleaner. No persons of known historical significance appear to have been associated with the subject property.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building is a wood-frame structure on a stone and concrete foundation. The subject building is clad in cedar wood shingles and composite shingles on the roof. Windows in the subject building include wood, double hung windows and replacement aluminum sliders. The small house includes a kitchen and one bathroom, with an extra room and shed on either side of the rear patio.

> *Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;*

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☐ Retains	☒ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Notes: It appears that portions of the subject building have been altered, including the addition of the rear shed, the replacement of a number of windows, the enclosure of the front porch, and numerous alterations to the interior of the structure.

As noted above, it does not appear that the subject building is eligible for the California Register.

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3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

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5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the subject building does not appear to be an historic resource, nor does the subject property appear to be located within a potential designated historic district.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________________ Date: 12/4/08
Mark Luellen, *Preservation Coordinator*

CC:

Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

G:\DOCUMENTS\historic\71 Granada Street.doc

San Francisco, CA 94112 (approx.)
71 Granada Ave

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: **2007.0811E**
Project Title: **921 Front Street**
Zoning: C-2 (Community Business) District
Northern Waterfront Special Use District, Subarea 3
65-X Height and Bulk District
Block/Lot: 0136/003
Lot Size: 12,742 square feet
Project Sponsor: Daniel Frattin, Reuben & Junius, (415) 567-9000
Staff Contact: Don Lewis (415) 575-9095, don.lewis@sfgov.org

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1/23/09

PROJECT DESCRIPTION:

The proposed project is a one-story vertical addition to the existing 33-foot-tall, two-story-over-basement, 34,400-square-foot, office building constructed in circa 1855. The proposed office addition would be setback 22 feet from the Vallejo Street façade and 24 feet from the Front Street façade, and would increase the size of the building by 6,552 square feet and its height by 10 feet. The finished office building would be 43 feet tall, three stories plus basement, and approximately 40,952 square feet in size. The proposed project includes rehabilitating the existing building by removing its non-original balconies, awnings and hinged gates. Interior rehabilitations include partial demolition of the floor plates and internal framework associated with a new elevator shaft and internal egress stairs. Excavation for the new elevator pit would be approximately four feet below the existing grade. The project would also raise the existing roof approximately three feet. The ten off-street parking spaces located in the yard adjacent to Vallejo Street would remain.

(Continued on Second Page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Sections 15301(a) and (e)(2)]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Environmental Review Officer

January 23, 2009
Date

cc: Daniel Frattin, Project Contact
Kelley Amdur, NE Quadrant
Supervisor Aaron Peskin

Historical Preservation List
Bulletin Board
M.D.F

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PROJECT DESCRIPTION (continued):

The project site is located on the northwest corner of Front and Vallejo Streets at the southern edge of the North Beach Neighborhood. The subject property is listed in the 1976 Planning Department Architectural Survey with a rating of "1" and is assigned a rating "B" in the 1978 Downtown Survey completed by the Foundation for San Francisco's Architectural Heritage. The subject building is also included in the locally adopted and National Register-eligible Northeast Waterfront Historic District.

REMARKS (continued):

Historic Architectural Resources

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the existing building is a historical resource as defined by CEQA. Under the Planning Department's *CEQA Review Procedures for Historic Resources,* the proposed property is classified as A.2, properties which are on adopted local registers, and properties that have been determined to appear eligible, or which may be eligible for the California Register. As described in the attached Historic Resource Evaluation Response Memorandum, the 921 Front Street property appears eligible for listing in the California Register as an individual resource under Criteria 1 (Event), 2 (Persons) and 3 (Architecture).[1] In addition, the subject property is within, and may be a contributor, to the National Register-eligible Northeast Waterfront Historic District, which is significant for its collection of commercial masonry warehouse structures from the late nineteenth century and early twentieth century that served the once-bustling maritime-warehousing commerce from the Gold Rush era to the mid 1960s.

The 921 Front Street building was constructed in circa 1855 for San Francisco merchant Daniel Gibb as a two-story-over-basement, masonry warehouse. Following Gibb's ownership, the new owners, John and Elizabeth Sanborn, constructed a storage vault in 1879 and a matching addition to the north side of the warehouse in 1899. Historically known as the Gibb-Sanborn Warehouse (Pelican Paper Building), the building is a partial reconstruction of the original Gibb-Sanborn Warehouse partially destroyed in the 1906 San Francisco Earthquake and Fire. Despite this damage, which is still visible in the brick and mortar color variations, the building retains integrity of location, association, design, workmanship, setting, feeling, and materials. The building is defined by its understated wall surfaces without ornamentation, Beaux Arts details such as the battered brick cornice, character-defining rusticated entry surround facing Front Street, and the narrow enframed and arched fenestration. All of these elements appear to be from its period of significance of 1850-1930. While minor alterations such as window and door replacement and exterior balconies occurred during the 1990s, the subject building has retained sufficient integrity from its period of significance for the purposes of CEQA.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of*

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[1] Historic Resource Evaluation Response Memorandum for 921 Front Street from Angela Heitter, Preservation Technical Specialist, to Don Lewis, Planner, Major Environmental Analysis, December 12, 2008. A copy of this memorandum is attached.

Historic Structures (Secretary's Standards). It was determined that the proposed project would be consistent with the Secretary's Standards for the following reasons. The proposed project requires minimal change to the subject building's defining characteristics, distinctive materials and architectural features. The proposed project would not remove or unsympathetically alter the street-facing façades and overall scale of the building, which provides much of the historic character. Because all alterations would occur towards the rear of the building and not on street-facing facades, the project would avoid removal of distinctive materials or distortion of spatial relationships. The project would not entail changes to the character-defining features of the building that would create a false sense of history and would not add conjectural features from other historic properties. The alterations that occurred in the 1960s and 1990s have not gained historic significance in their own right, and therefore, it is not important to retain or preserve the window and door replacements, interior tenant improvements, or balconies. The distinctive materials, features, finishes, and examples of craftsmanship that characterize the building would be preserved.

Areas of masonry mortar deterioration would be appropriately repaired with care to preserve the variation in the mortar color to distinguish the exterior walls that were rebuilt after the 1906 conflagration from the original walls. Where severity of deterioration exists, replacement of the distinctive feature would match the old in design, configuration, profile, texture, and material. Any door and window replacement would be replaced to match the original configuration. The project does not entail the need for abrasive chemical or physical treatments that would cause damage to historic materials.

The proposed project would not destroy historic materials, features, and spatial relationships that characterize the property. The resulting overall height and massing is in scale with the surrounding properties, and would not be higher than the tallest buildings on the same block, which are up to four stories in height. The proposed vertical addition is designed in a manner that would be minimally visible and inconspicuous when viewing the principal, character-defining façades from the street. The proposed addition is also contemporary in design, compatible with the scale and proportions of the district, and is compatible with the scale and proportions of the historical resource. The proposed scope of work is compatible with the character of the building and is generally reversible in conformance with the Secretary's Standards and, as such, would not materially impair the essential form and integrity of the resource or its environment. Even with the alterations and proposed addition, the building would retain the physical characteristics that justify its eligibility for inclusion in the California Register. Therefore, there would be no significant adverse effect on the historic resource as a result of the proposed project.[2]

The adjacent properties considered to be historical resources and contributors to the Northeast Waterfront Historic District would not be adversely affected by the proposed project for the following reasons. The proposed addition would be considerably setback from the Vallejo Street and Front Street facades and, as such, the proposed vertical addition would be minimally visible from the public right-of-way. The proposed addition would increase the building height from approximately ten feet; however only seven feet would be above the height of the parapet. The resulting overall height and massing would be in scale with the surrounding properties, and would not be higher than the tallest buildings on the same block, which range from two to four stories. The proposed addition is designed and located in a manner so that off-site historical resources and the potential historic district would not be materially or visually impaired. Therefore, the project would not have a significant adverse impact on any eligible off-site historic resources.

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[2] Ibid

Archeological Resources

The Planning Department reviewed the proposed project to determine if any archeological resources would be impacted. The Planning Department staff determined that the proposed project would not adversely affect CEQA-significant archeological resources.[3]

Shadows

Section 295 of the *Planning Code* restricts new shadow upon public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet. The proposed building height would be 43 feet. To determine whether this project would comply with Section 295, a shadow fan analysis was prepared by the Planning Department. This analysis determined that the proposed project would not cast a new shadow on any properties protected by Section 295.[4]

Exempt Status

The proposed project would involve minor interior and exterior alterations to the existing building. CEQA State Guidelines Section 15301(a), or Class 1, provides an exemption for interior and exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. Therefore, the proposed alterations would be exempt under Class 1.

The proposed project would also involve the addition of approximately 6,552 square feet to the existing 34,400-square-foot building. With the addition, the building would be approximately 40,952 square feet in size. CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet. Therefore, the proposed addition would be exempt under Class 1.

Conclusion

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource, surrounding historic district, or other buildings in the vicinity. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[3] This analysis is summarized from a Planning Department technical memorandum (Randall Dean, staff archeologist, to Don Lewis, Planner, October 28, 2008), which is available for review by appointment at the Planning Department, 1650 Mission Street, Suite 400.

[4] Aaron Hollister, "Case No. 2007.0811K Shadow Analysis," to Daniel Frattin, Project Sponsor, 921 Front Street Project, December 13, 2007. This document is available for review by appointment at the Planning Department, 1650 Mission Street, Suite 400.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

1650 Mission St.
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CA 94103-2479

Reception:
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Planning
Information:
415.558.6377

Historic Resource Evaluation Response

MEA Planner: Don Lewis
Project Address: **921 Front Street**
Block/Lot: 0136/003
Case No.: **2007.0811E**
Date of Review: December 12, 2008
Planning Dept. Reviewer: Angela Heitter
(415) 558-6602 | angela.heitter@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☒ Addition

PROJECT DESCRIPTION

The proposal, based on revised plans dated March 4, 2008, is for the rehabilitation of an existing 34,400 square feet (sq. ft.) two-story-over-basement structure located at 921 Front Street and construction of new 6,552 sq. ft. one-story vertical addition to expand the existing office use to a total of 40,952 sq. ft. Rehabilitation to the existing building consists of the removal of the non-original balconies from the second floor openings, and removal of non-original awnings and hinged gates from openings facing Front Street. Interior rehabilitation includes partial demolition of the roof structure, floor plates, and internal framework associated with a new elevator shaft and internal egress stairs, where less than 50% of the building's existing internal structural framework or floor plates would be removed. Therefore, the proposed project would not constitute a demolition, but rather an alteration and addition. The vertical addition is setback from the Vallejo Street façade 21 ft., 9 inches and is setback 23 ft., 3 inches from the Front Street façade. The proposed addition would increase the building height from approximately 33 ft. to 42 ft., 7 inches; the height of the elevator penthouse would be 45 ft., 5 inches. Ten off-street parking spaces are provided and would be maintained in the yard adjacent to Vallejo Street.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject structure was constructed in circa 1855 for San Francisco merchant Daniel Gibb, as a two-story-over-basement, load-bearing brick warehouse. Following Gibb's ownership, the new owners, John and Elizabeth Sanborn constructed in 1879 a storage vault and in 1899 a matching addition to the north side of the warehouse. Historically known as the Gibb-Sanborn Warehouse (Pelican Paper Building), the subject building is a partial reconstruction of the original Gibb-Sanborn Warehouse partially destroyed in the 1906 San Francisco Earthquake and Fire. The extant of the damage is still visible in the brick and mortar color variations. The existing building was listed in the 1976 Architectural Survey with a rating of "1", and was assigned a rating of "B", for its major importance, in the 1978 Downtown Survey completed by the Foundation for San Francisco's Architectural Heritage and their consultants Charles Hall Page & Associates. The subject property is included in the locally adopted and National Register-eligible Northeast Waterfront Historic District, thus it is considered a "Category A.2" resource for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

921 Front Street is at the southern edge of the North Beach neighborhood, within a C-2 (Community Business) Zoning District, the Northern Waterfront Special Use District (Subarea 3) and a 65-X Height and Bulk District. The property is located on the northwest corner of Front and Vallejo Streets. The subject property is within the Northeast Waterfront Historic District, which is significant for its collection of commercial masonry warehouse structures from the late nineteenth century and early twentieth century that served the once-bustling maritime-warehousing commerce from the Gold Rush era to the mid 1960s. The structures vary in height from approximately six stories closest to the base of Telegraph Hill, northwest of the District, to a maximum of four stories at The Embarcadero and the Bay, east of the District. Many of the oldest structures are one or two stories in height. The earlier brick structures blend easily with the scaled-down Beaux Arts forms of the turn of the century and the plain reinforced-concrete structures characteristic of twentieth century industrial architecture. Common architectural features are repeated throughout the District providing visual distinction, such as load-bearing brick and reinforced concrete walls, large bulk, arched fenestration, and minimal use of decorative details. The Northeast Waterfront District is an evolving commercial area and is now being converted to low-rise office space.

---

1. **California Register Criteria of Significance:** **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research completed by Planning Department Staff.)*

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☒ Yes ☐ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1850-1930
Notes: It appears that the subject property is eligible for the Register under criteria 1 (events), criteria 2 (persons) and criteria 3 (architecture); further analysis on the building's ability to convey the integrity under these criteria is discussed in Section 2.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes: The existing building was constructed on and has continuously occupied the same parcel of land. Because much of the District has been maintained, due partly from local designation protections, the subject property is able to maintain its setting among many other one- to six-story masonry warehouses and commercial structures constructed in the late Nineteenth Century and early Twentieth Century. The subject building is a two-story-over-basement masonry building and is defined by its understated wall surfaces without ornamentation, Beaux Arts details such as the battered brick cornice, character-defining rusticated entry surround facing Front Street and the narrow enframed and arched fenestration. All of these elements appear to be from the period of significance. While minor alterations such as window and door replacement and exterior balconies occurred during the 1990s, the subject building has retained sufficient integrity from the period of significance for the purposes of CEQA.

---

3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present *(Go to 6. below)*

☒ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the Secretary of the Interior's *Standards. (Go to 6. below)*
Optional: ☒ See attached explanation of how the project meets the standards.

☐ The project is NOT consistent with the Secretary of the Interior's *Standards;* however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if project is an alteration.)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The adjacent properties considered to be historical resources and contributors to the Northeast Waterfront Historic District would not be adversely affected by the proposed rehabilitation and addition. The proposed one-story vertical addition would be setback from the Vallejo Street façade 21 ft., 9 inches and is setback 23 ft., 3 inches from the Front Street façade. The proposed addition would increase the building height from approximately 33 ft. to 42 ft., 7 inches; however only 7 feet of the vertical addition is above the height of the parapet. Due to the various vantage points from the public rights-of-way and the taller building heights of surrounding properties, such as 900 Battery Street and 55 Green Street, the proposed vertical addition will not be visible from the public right-of-way or minimally visible. The resulting overall height and massing is in scale with the surrounding properties, and will not be higher than the tallest buildings on the same block which range from two to four stories. The additions are designed and located in a manner so that off-site historical resources and the potential historic district would not be materially or visually impaired. Furthermore the proposed project respects the overall materials, massing, scale, and spatial relationships of the adjacent historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 12-16-08

Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

Section 4. Secretary of the Interior's Standards – Continuation Sheet

Based on a review of the revised plans dated March 4, 2008, it is the determination of Planning Staff that the project meets the applicable Secretary of Interior's Standards for Rehabilitation of Historic Properties for the following reasons:

Standard #1 - The proposal is to expand the existing office building As such, some exterior and interior alterations are needed for the use, which include a vertical addition, interior tenant improvements, and updating seismic, egress, mechanical and electrical systems. The new use requires minimal change to the subject building's defining characteristics, distinctive materials and architectural features, and spatial relationships with adjacent structures.

Standard #2 - The street facing façades and overall scale of the building provides much of the historic character, which will not be removed or unsympathetically altered as a result of the project. Because all alterations and the addition occur towards the rear of the building on non-street facing facades, the project avoids removal of distinctive materials or distortion of spatial relationships. The historic character as a late Nineteenth Century, two-story warehouse designed with Beaux Arts details is retained and preserved.

Standard #3 – The project does not entail changes to the character defining features of the building that would create a false sense of history and does not add conjectural features from other historic properties.

Standard #4 – The alterations that occurred in the 1960s when the building was converted from its last warehouse use to an office use and alterations that occurred in the 1990s have not gained historic significance in their own right, therefore it is not important to retain or preserve the window and door replacements, interior tenant improvements, or balconies.

Standard #5 – The distinctive materials, features, finishes, and examples of craftsmanship that characterize the building, discussed in Section Two of this response will be preserved.

Standard #6 – Some areas of masonry mortar have limited areas of deterioration and will be repaired with appropriate mortar composed of a mixture appropriate for historic brick. Care will be taken to preserve the variation in the mortar color so as to distinguish the exterior walls that were rebuilt after the 1906 conflagration from the original 1955 walls. Where severity of deterioration exists, replacement of the distinctive feature will match the old in design, configuration, profile, texture, and material. Any door and window replacement will be replaced with new true-divided-lite wood windows to match the original muntin configuration based on historic pictorial evidence or an appropriate configuration for the age of the building.

Standard #7 – The project does not entail the need for abrasive chemical or physical treatments that would cause damage to historic materials. Basic cleaning of brick is necessary, but will be done in the gentlest means using a low-pressure wash of mild cleaners that will not strip the brick of its protective coating to a porous finish, which if done improperly can lead to further deterioration.

Section 4. Secretary of the Interior's Standards – Continuation Sheet

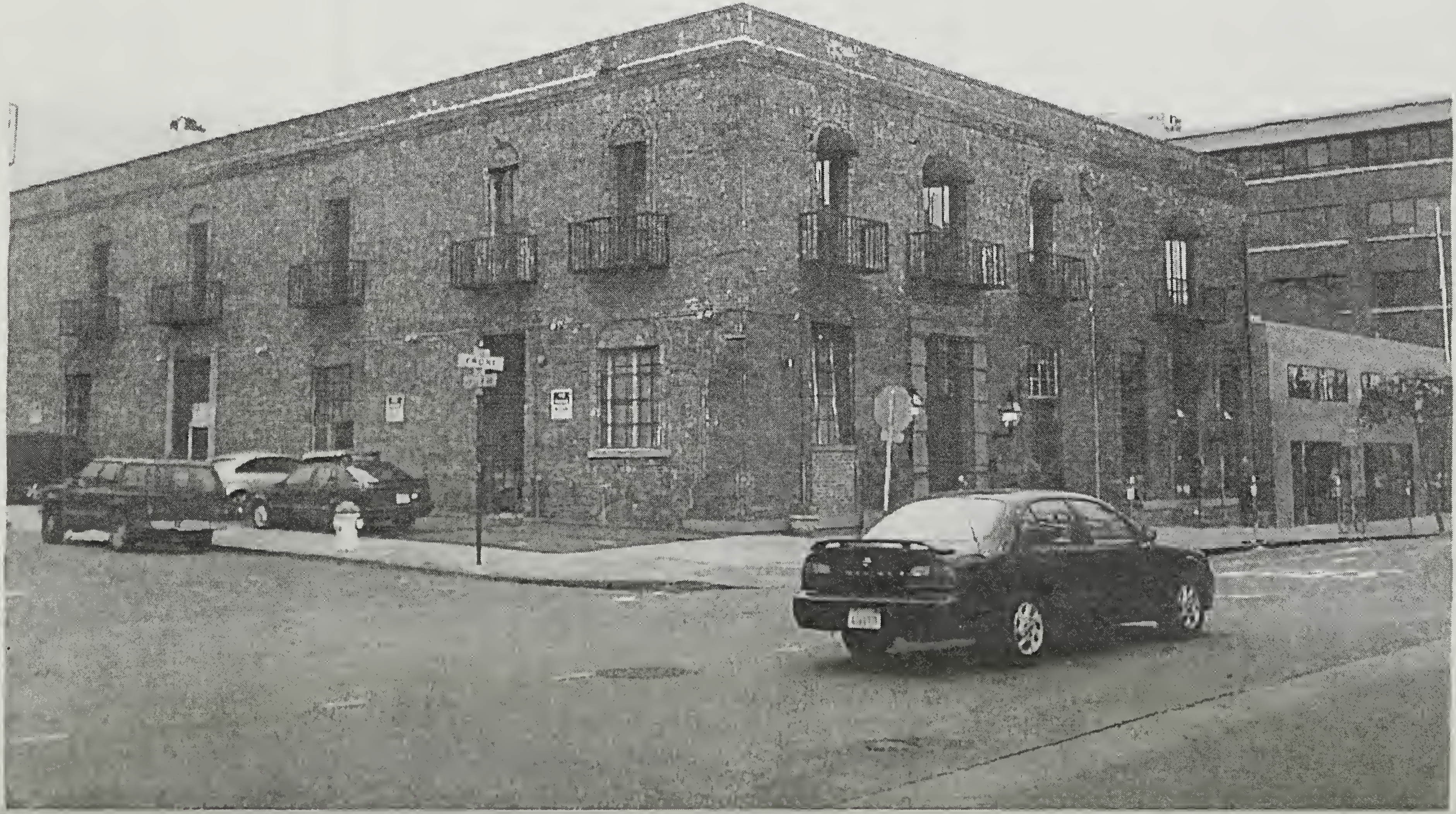
Standard #9 – The new additions to and exterior alterations of 921 Front Street will not destroy historic materials, features, and spatial relationships that characterize the property. The proposed one-story vertical addition would be setback from the Vallejo Street façade 21 ft., 9 inches and is setback 23 ft., 3 inches from the Front Street façade; however only 7 feet of the vertical addition is above the height of the parapet. Due to the various vantage points from the public rights-of-way and the taller building heights of surrounding properties, such as 900 Battery Street and 55 Green Street, the proposed vertical addition will not be visible from the public right-of-way or minimally visible. The resulting overall height and massing is in scale with the surrounding properties, and will not be higher than the tallest buildings on the same block which are up to four stories in height.

The Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings state, "Designing a rooftop addition when required for the new use, that is set back from the wall plane and as inconspicuous as possible when viewed from the street is recommended," but goes on to say, "Placing a new addition on a non-character defining elevation and limiting the size and scale in relationship to the historic building is recommended." The proposed vertical addition is designed in a manner that is minimally visible and inconspicuous when viewing the principal, character-defining façades from the street. Less consideration was given to the vertical addition's setbacks from the (north) side façade, given that this is a secondary facade. However, the vertical addition is limited in size and scale, and will continue to be perceived from most vantage points along the various public rights-of-way as a two-story building.

The proposed addition is contemporary in design, compatible with the scale and proportions of the district, and is compatible with the scale and proportions of the historical resource. The vertical addition will be differentiated from the original building by using contemporary glass and steel materials, but will relate through using earth tone colors.

Standard #10 - Based on this assessment, it appears that the proposed scope of work for exterior alterations is compatible with the character of the building and is generally reversible in conformance with the Secretary's Standards and as such will not materially impair the essential form and integrity of the resource or its environment. Even with the alterations and proposed addition, the building will retain those physical characteristics that justify its eligibility for inclusion in the California Register.

South East Corner of Vallejo/
Front Street
(Not Visible)



ENVIRONMENTAL EXEMPTION APPLICATION

Owner/Agent Information

Property Owner: ROBERT AND JENNIFER NELSON Tel. No.: 415-587-6447
Address: 161 DE SOTO STREET Fax No.:
SAN FRANCISCO, CA 94127
Project Contact: ELIZABETH LESTER Tel. No.: 415-205-2728
Address: 4902 BROADWAY #202 Fax No.:
OAKLAND, CA 94611 Email: ELIZABETH@BUILDING-RELATIONS.COM

Site Information

Site Address(es): 161 DE SOTO STREET SAN FRANCISCO, CA
Nearest Cross Street(s): URBANO DRIVE
Assessor's Block(s)/Lot(s): 6920 / 06 Zoning District(s) RH1-D
Site Square Footage: 5997 S.F. Height/Bulk District(s): 35'
Present or Previous Use of the Site: RESIDENTIAL - SINGLE FAMILY
Does the project site have an average slope greater than 20 percent? NO
Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe. NO

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If the proposed project involves the alteration or demolition of a property constructed before or during 1913, or the demolition of a property constructed after 1913 but more than 50 years old, a Supplemental Information Form for Historical Resource Evaluation will be required with this application.

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Project Description

Please Check All That Apply:

☒ Addition ☐ Change of Use ☐ New Construction ☐ Lot Split/Subdivision
☐ Alteration ☐ Demolition ☐ Zoning Change ☐ Other

Please Describe Proposed Use: SINGLE FAMILY RESIDENTIAL
Estimated Construction Cost: $600,000
Previous Environmental Review: NONE AS KNOWN Case No.:
Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe. NO

Written Project Description: Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.

A Tree Disclosure Statement must accompany all building permit applications that include the expansion of an existing building envelope, new construction, grading, new curbcuts, and/or demolitions. If applicable, a copy of your Tree Disclosure Statement should be submitted as part of the Exemption application, but does not exempt the project from additional requirements by DPW. Tree Disclosure Statements are available at the Planning Information Counter at 1660 Mission Street.

ENVIRONMENTAL EXEMPTION APPLICATION CHECKLIST

Please submit all materials shown below. The staff planner assigned to the project will contact you if additional information is required in order for environmental review to proceed.

Submit These Materials With Application	Check Box to Indicate That Materials Are Provided
Application with all blanks filled in	☒
Project Drawings on 8.5x11, 11x17, or reduced size *** Site Plan, Floor Plans, Elevations, and Sections	☒
Photographs of the project site and adjacent properties, including those across the street; label viewpoints	☒
Check payable to San Francisco Planning Department	☒
Application signed by owner or agent	☒
Letter from property owner(s) authorizing agent to sign Application	☐
Copy of Tree Disclosure Statement, if required (see page 2 of this application)	☒
Supplemental Information Form for Historical Resource Evaluation, if required (see page 2 of this application packet)	☒
Special Studies (if required) Examples include Phase I Site Assessments and Geotechnical Reports	☐

*** Not required for every application. If not provided, please include an explanation and staff will determine whether or not the material is required.

Applicant's Affidavit - I certify the accuracy of the following declarations:

a: The undersigned is the owner or authorized agent of the owner(s) of this property.
b: The information presented is true and correct to the best of my knowledge.
c: I understand that other applications and information may be required.

Signed: Jennifer Nelson Date: 10/6/08
Agent or Owner

Print full name of applicant: ROBERT & JENNIFER NELSON

(This space for staff use only)

Fees: ☐ $_____ Exemption Stamp ☐ $_____ Certificate of Exemption (with Historic Resources Evaluation)

Categorically Exempt: Class 1(e)(2)
Addition to an existing facility. The subject building has been determined not to be an historic resource.

Sophie Middlebrook · January 28, 2009

SAN FRANCISCO
PLANNING DEPARTMENT Case No. 2008.1187E

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: **161 De Soto Street**
Block/Lot: 6920/006
Case No.: **2008.1187E**
Date of Review: January 27, 2009
Planning Dept. Reviewer: Sophie Middlebrook
(415) 558-6372 | sophie.middlebrook@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes a 10' horizontal addition to the rear of the subject building, as well as a one-story vertical addition. The proposed project also includes extensive excavation below the existing first floor.

The existing single-family structure provides approximately 1,350 square feet of enclosed space and a detached garage that provides one off-street parking space. The garage structure measures approximately 200 square feet.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1923; Spring Valley water records indicate that the building was connected to the City's water system in 1923. The subject building was not included on any historic surveys or registers; however, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.[1]

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the west side of De Soto Street, bound on both sides by the circular Urbano Drive that forms the outer edge of the Ingleside Terrace neighborhood. The subject building is located in an RH-1(D) Zoning District and a 40-X Height and Bulk District, within Ingleside Terrace. The subject block consists of detached, single-family homes that are one- and two-stories above grade and constructed in a variety of architectural styles.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register*

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[1] Please see "Preservation Bulletin #16," available online at: http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the Register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

As noted above, the subject building appears to have been constructed in 1923. Other than the establishment of the residential community of Ingleside Terrace, the subject building does not appear to represent a trend or the collective history of the site or area. It does not appear that the subject building is associated with events that have made a significant contribution to the broad patterns of local or regional history.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

As with many of the houses in Ingleside Terrace, the subject property was originally developed by the Urbano Realty Company. Information from the Spring Valley water records provided by the project sponsor indicates that the first known owner of the subject building was Agnes Pendergast. No persons of known historical significance appear to have been associated with the subject property.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building is a one-story-over-basement, wood frame structure clad in stucco.

The subject building does not appear to have architectural features that are distinctive of a type, period, region, or method of construction. The subject building does not appear eligible for inclusion on the California Register.

> *Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;*

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but

it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria.

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3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the subject building does not appear to be eligible for the California Register. As proposed, the alterations appear to be consistent with the overall scale, massing, and historic character of the surrounding neighborhood. It does not appear that the proposed project will have an adverse effect on off-site historical resources, such as adjacent historic properties.

PRESERVATION COORDINATOR REVIEW

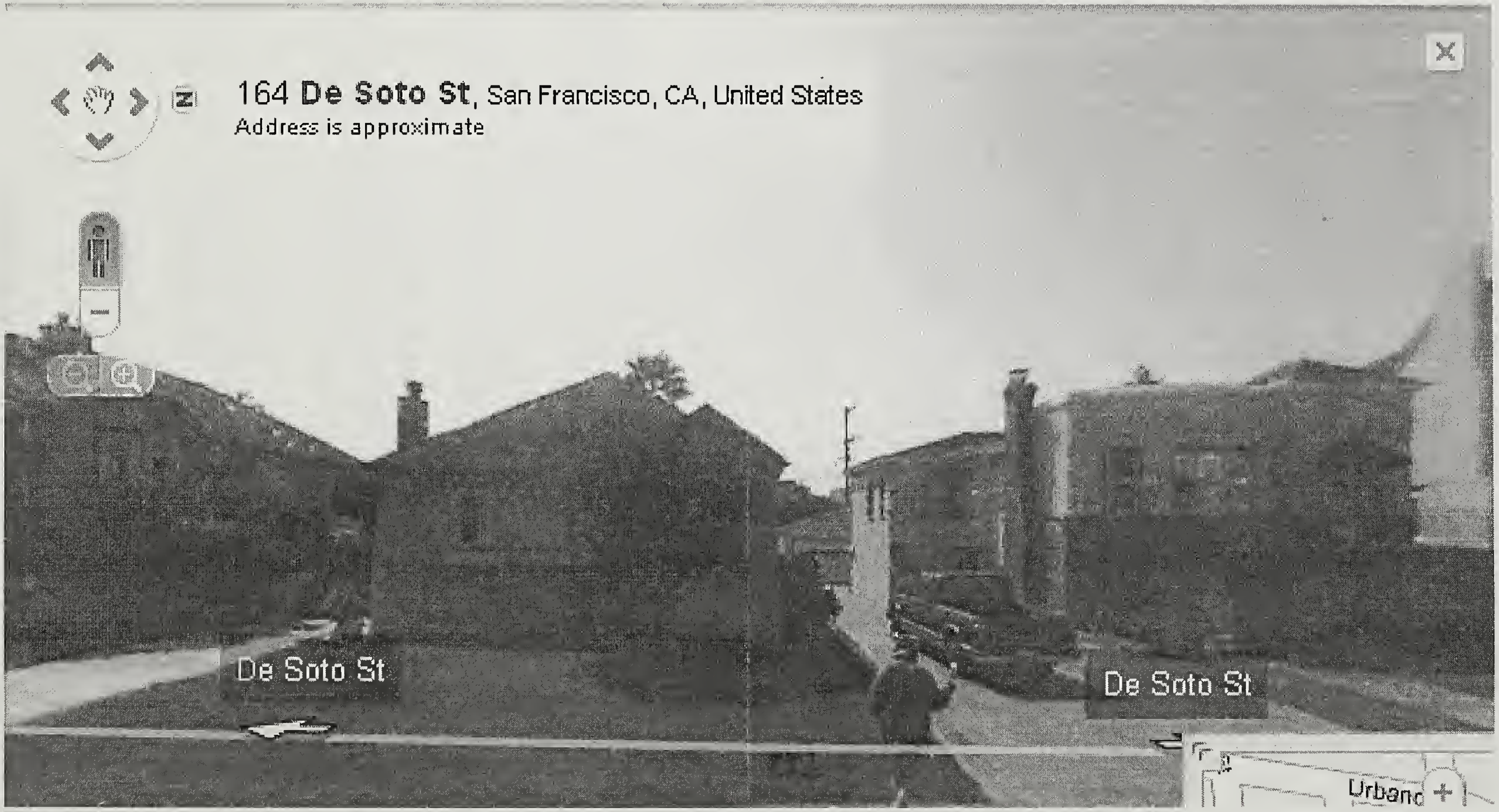
Signature: ______________________ Date: 1/28/09

Mark Luellen, *Preservation Coordinator*

CC:

Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Adrien Putra, Neighborhood Planner, SW Quadrant

G:\DOCUMENTS\historic\161 De Soto Street.doc



164 **De Soto St**, San Francisco, CA, United States
Address is approximate

De Soto St
De Soto St
Urbanc

F
558
#59
2/4/09

SAN FRANCISCO
PLANNING DEPARTMENT

Date received:
RECEIVED
DEC 2 2 2008
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

Environmental Evaluation Application

Environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, or #10 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett.Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or *Historic Resource Evaluation Report*, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

GOVERNMENT
DOCUMENTS DEPT
FEB 1 0 2009
SAN FRANCISCO
PUBLIC LIBRARY

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): ______ Date: 12-16-08

(For Staff Use Only) Case No. 2008.0027E

Address: 560 CENTRAL AV
Block/Lot: 1198 - 028

v.10.07.2008

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Claude Belliot	Telephone No.	749-1801
Address	1648 Fell Street, SF, CA, 94117	Fax. No.	
		Email	
Project Contact	Shatara Architecture Inc. Attn: Jorge Carbonell	Telephone No.	512-7566
Address	522 2nd Street	Fax No.	546-6415
	S.F., CA, 94107	Email	jorge@shataraarch.com

Site Information

Site Address(es): 560 Central Avenue

Nearest Cross Street(s) Grove

Block(s)/Lot(s)	1198/028	Zoning District(s)	RH-3
Site Square Footage	2,000 sq. ft.	Height/Bulk District	40-X

Present or previous site use Full Service Restaurant (as LCU) and 1 Dwelling

Community Plan Area (if any)

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost $240,000

Describe proposed use Full Service Restaurant (as LCU) and 1 Dwelling

Narrative project description. Please summarize and describe the purpose of the project.
Vertical Addition expanding existing dwelling unit.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ________ What type of foundation would be used (if known)? ________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). ________ If the project is an addition of more than 10,000 square feet or demolition/construction of more than six dwelling units, please submit a *Community Plan Area Supplemental Information Form*.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1,268 Sq.Ft.	1,268 Sq.Ft.	930 Sq. Ft.	2,198 Sq.Ft.
Retail				
Office				
Industrial				
Parking	464 Sq.Ft.	394 Sq. Ft.	-70 Sq.Ft.	394 Sq.Ft.
Other (specify use)	1,551 Sq.Ft.	1,551 Sq.Ft.	0	1,551 Sq.Ft.
Total GSF	3,283 Sq.Ft.	3,213 Sq.Ft.	860 Sq.Ft.	4,143 Sq.Ft.
Dwelling units	1	1	0	1
Hotel rooms				
Parking spaces	2	2	0	2
Loading spaces				
Number of buildings	1	1	0	1
Height of building(s)	27'-1"	27'-1"	7'-11"	35'-0"
Number of stories	2+ Basement	2+Basement	1	3+Basement

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings should include existing and proposed site plan, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **Transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1(e)

addition to existing building under 10,000 sq ft.

2/4/2009

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner:	Brett Bollinger
Project Address:	**560 Central Avenue**
Block/Lot:	1198/028
Case No.:	**2008.0627E**
Date of Review:	January 30, 2009
Planning Dept. Reviewer:	Aaron Starr (415) 558-6362 | aaron.starr@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes constructing a vertical addition on to the existing 2-story mixed-use building, and significant façade alterations on both the north and west elevations.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed by an unknown architect in 1893. The subject property is not included on any historic surveys, and is not included on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the south east corner of Central Avenue and Grove Street at the northern end of the City's Haight/Ashbury Neighborhood, also known as North of the Panhandle (NOPA). The area is characterized by a large concentration of Victorian and Edwardian Era buildings with varying degrees of integrity. Characteristics of the area also include small-scale and moderate-scale residential buildings, typically clad in wood with bracketed cornices and classically inspired detailing. There are approximately 60 buildings within a 1-block radius of the subject property that are listed on the City's 1976 architectural survey. The area is not a designated historic district; however, given the area's large concentration of Victorian and Edwardian Era buildings and a large concentration of buildings included on the City's 1976 Architectural Survey, Staff believes that the area is a potential historic district with a period of significance from approximately 1870 to 1913.

---

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

   Event: or ☐ Yes ☒ No ☐ Unable to determine

Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

Notes: Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

The subject building is a two-story mixed use building, with one residential unit located on the second floor and a commercial space located on the ground floor. The entrance to the ground floor commercial space is located at the corner of the building, with the slightly raised residential entrance located on the right side of the Central Avenue façade. The building has been heavily modified; all of the building's original detailing was removed and the original simple drop wood siding was covered over with stucco. Spanish tiles were added to the pent roof over the bay window and to the top of the cornice. The original double-hung wood windows were replaced with aluminum double-hung windows and the ground floor retail space windows were replaced with fixed aluminum windows. The building's angled bays suggest that the building was originally constructed as an Italianate Style Victorian; however the date of construction, elongated parapet and the style of the adjacent buildings suggest that the bays were modified and that the subject building was originally constructed as Stick Style Victorian.

Criterion A: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The subject building does not appear to be eligible for the California Register as an individual or contributing resource under Criterion A. No significant events in San Francisco's history have been found to be directly associated with the subject building.

Criterion B: *It is associated with the lives of persons important in our local, regional or national past;*

The subject building does not appear to be eligible for listing in the California Register as an individual or contributing resource under Criterion B. There is no indication that the subject building is associated with the lives of persons important in our past.

Criterion C: *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building does not appear to be eligible for listing in the California Register as an individual or contributing resource under Criterion C. While the subject building spears to be located within a potential historic district, and constructed within the period of significance it has lost integrity and no longer displays the characteristics associated with the potential district. Typically, asbestos or aluminum siding can be removed to reveal the original detailing and/or siding underneath; however given the way stucco is installed, it is unlikely that the original siding can be saved and the integrity of the building restored. Furthermore, the bay windows appear to have been altered.

Criterion D: *It yields information to contribute to our understanding of human history or prehistory;*

There is no indication that the subject building will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criterion D.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

While the building still retains its location, association and setting, because of past alterations it has lost integrity of design, workmanship, feeling and materials. It no longer displays the main characteristics of the potential district in which it is located nor can those characteristics be easily restored; staff believes the subject building has poor integrity.

3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)*

☐ Historical Resource Present *(Continue to 4.)*

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

Notes: Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

The subject building is a two-story mixed use building, with one residential unit located on the second floor and a commercial space located on the ground floor. The entrance to the ground floor commercial space is located at the corner of the building, with the slightly raised residential entrance located on the right side of the Central Avenue façade. The building has been heavily modified; all of the building's original detailing was removed and the original simple drop wood siding was covered over with stucco. Spanish tiles were added to the pent roof over the bay window and to the top of the cornice. The original double-hung wood windows were replaced with aluminum double-hung windows and the ground floor retail space windows were replaced with fixed aluminum windows. The building's angled bays suggest that the building was originally constructed as an Italianate Style Victorian; however the date of construction, elongated parapet and the style of the adjacent buildings suggest that the bays were modified and that the subject building was originally constructed as Stick Style Victorian.

Criterion A: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The subject building does not appear to be eligible for the California Register as an individual or contributing resource under Criterion A. No significant events in San Francisco's history have been found to be directly associated with the subject building.

Criterion B: *It is associated with the lives of persons important in our local, regional or national past;*

The subject building does not appear to be eligible for listing in the California Register as an individual or contributing resource under Criterion B. There is no indication that the subject building is associated with the lives of persons important in our past.

Criterion C: *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building does not appear to be eligible for listing in the California Register as an individual or contributing resource under Criterion C. While the subject building spears to be located within a potential historic district, and constructed within the period of significance it has lost integrity and no longer displays the characteristics associated with the potential district. Typically, asbestos or aluminum siding can be removed to reveal the original detailing and/or siding underneath; however given the way stucco is installed, it is unlikely that the original siding can be saved and the integrity of the building restored. Furthermore, the bay windows appear to have been altered.

Criterion D: *It yields information to contribute to our understanding of human history or prehistory;*

There is no indication that the subject building will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criterion D.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

While the building still retains its location, association and setting, because of past alterations it has lost integrity of design, workmanship, feeling and materials. It no longer displays the main characteristics of the potential district in which it is located nor can those characteristics be easily restored; staff believes the subject building has poor integrity.

---

3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)*   ☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.

---

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The proposed building is compatible in materials and massing with the surrounding area; it would not have an adverse effect on any offsite historic resources or the potential historic district.

PRESERVATION COORDINATOR REVIEW

Signature: ____________________ Date: February 4, 2009
Sophie Middlebrook, *Acting Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

AS: G:\DOCUMENTS\Preservation\HRERs\560 Central Ave.HRER.doc

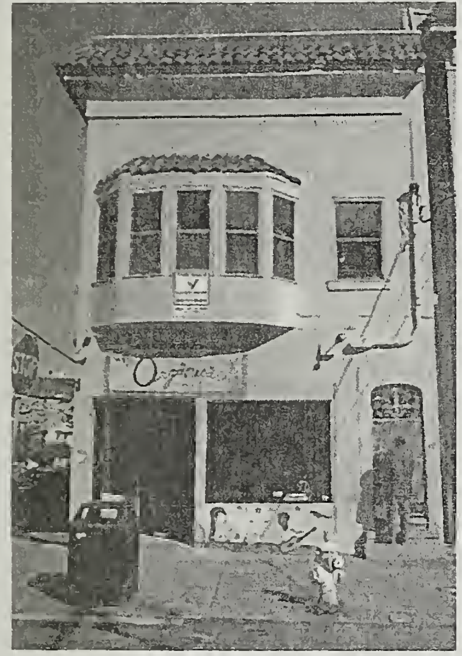

STOP
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Fig. 1 front facade

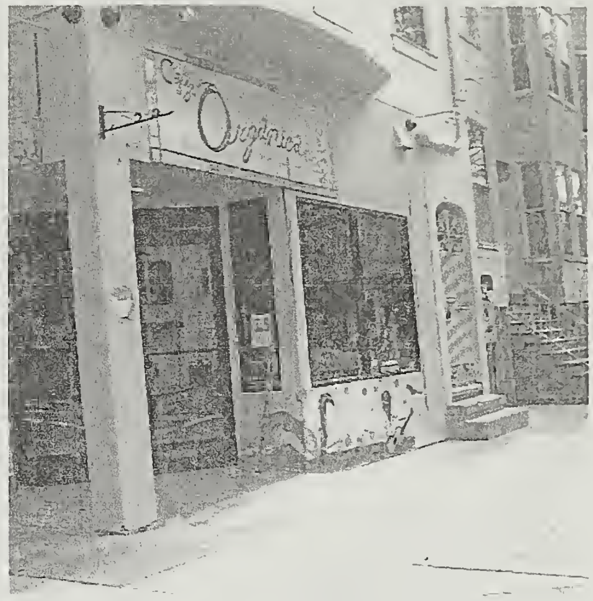

Fig. 2 detail at front facade

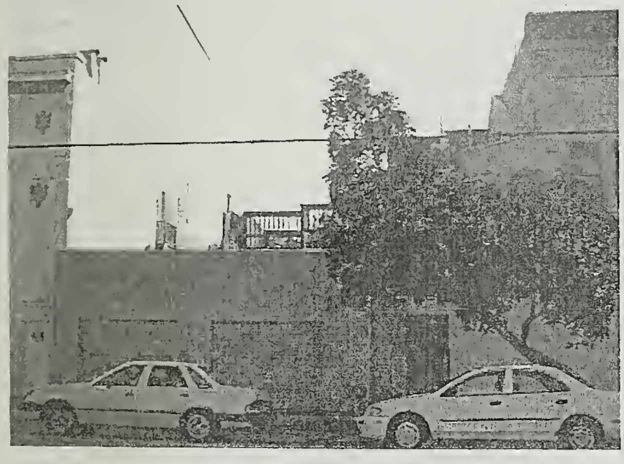

Fig. 3 detail facade of garage door

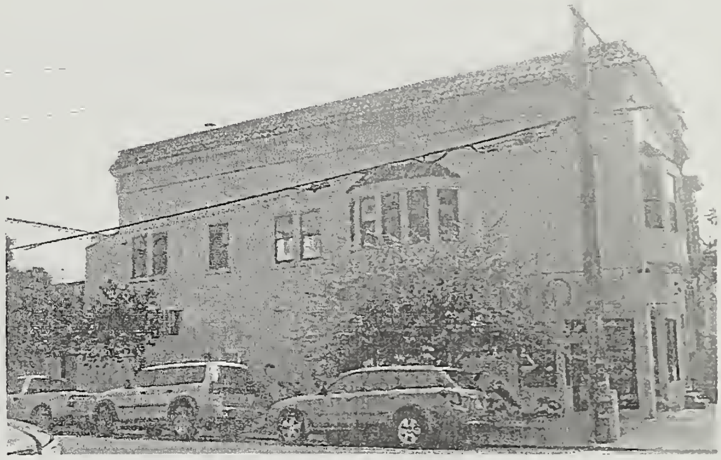

Fig. 4 north side building facade

560 Central Ave.
Shatara Architecture Inc.
December 15, 2008

SAN FRANCISCO
PLANNING DEPARTMENT

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San Francisco,
CA 94103-2479

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Certificate of Determination
Exemption from Environmental Review

Case No.:	**2008.0315E**
Project Title:	**829 Corbett Avenue**
Zoning:	Residential, Mixed, Low Density (RM-1) District 40-X Height and Bulk District
Block/Lot:	2778/016 and 029
Lot Size:	2,461 square feet
Project Sponsor:	Tony Kim, Town Consulting 415 246-8855
Staff Contact:	Jeanie Poling – 415 575-9072 jean.poling@sfgov.org

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PROJECT DESCRIPTION:

The project site is two back-to-back adjacent lots – Lot 016 fronting on the west side of Corbett Avenue and Lot 029 fronting on the east side of Market Street – between Argent and Dixie Alleys in the Upper Market/Twin Peaks neighborhood. The proposed project would demolish an existing one-story-over-basement, 1,000-square-foot (sf) wood frame, single-family home on Lot 016; merge the lot with the currently vacant Lot 029; and construct a five-story-over basement, 40-foot tall, 9,632-gross-square-foot four-unit residential building with four off-street parking spaces.

EXEMPT STATUS:

Categorical Exemption, Class 1 and 3 [State CEQA Guidelines Section 15301(1)(1) and 15303(b)]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

February 6, 2009
Date

cc: Tony Kim, Project Sponsor
Jeanie Poling, MEA Division
Elizabeth Watty, Neighborhood Planner
Sophie Middlebrook, Historic Preservation Technical Specialist
Supervisor Bevan Dufty, District 8
Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that because the residence is not associated with significant events, persons, or architecture, it is not a historic resource. The subject property is not listed in any survey or inventory, lacks historic integrity of association, design, workmanship, setting, feeling, materials, and is not located within an existing or potential historic district. Therefore, it has been determined by the Planning Department's Preservation staff not to be a historic resource for purposes of CEQA.[1]

The existing 1,000-square-foot structure appears to have been constructed circa 1906. The subject building is designed in the Queen Anne Cottage architectural style with a front gable that faces Corbett Avenue. It does not appear to have specific characteristics that definitively embody an authentic type, period, region, or method of construction, and does not appear individually eligible for the California Register. While the subject building stands largely intact, the neighborhood context has changed to a large extent; it is surrounded by large, multi-unit buildings with flat roofs, and flat, unadorned cladding. It does not appear that the subject property is a contributor to a potential historic district.

The project site lies within a block that consists primarily of larger, multi-family residential structures that are three and four stories in height, interspersed with smaller one- and two-story residences. The subject building is substantially smaller than the adjacent buildings and is smaller than the majority of buildings in the surrounding neighborhood. It does not appear that the subject property is located within a potential historic district for purposes of CEQA.[2]

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition of a single-family residential structure or up to three single-family residential structures in urbanized areas. Additionally, CEQA Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than six dwelling units in urbanized areas. The proposed project would result in the demolition of one 1,000 sf single-family residence and the construction of a 9,632 sf, four-unit residential building. Therefore, the proposed project would be exempt from environmental review under Class 1 and Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Sophie Middlebrook, Historic Preservation Technical Specialist, *Historic Resource Evaluation Response for 829 Corbett Avenue*, June 2, 2008. This memorandum is attached.

[2] Ibid.

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MEMO

Historic Resource Evaluation Response

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MEA Planner: Jeanie Poling
Project Address: **829 Corbett Avenue**
Block/Lot: 2778/016
Case No.: **2008.0315E**
Date of Review: June 2, 2008
Planning Dept. Reviewer: Sophie Middlebrook
(415) 558-6372 | sophie.middlebrook@sfgov.org

PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project includes the demolition of the existing single-family home. The existing structure is a one-story-over-basement, wood frame dwelling that measures approximately 1,000 square feet.

Plans for the proposed new building were not included with the Environmental Exemption application; at this time, the proposed project includes only the demolition of the existing structure.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1906; Spring Valley water records indicate that the building was connected to the City's water system in 1907. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.[1]

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the east side of Corbett Avenue, between Argent and Dixie Alleys within an RM-1 Zoning District and a 40-X Height and Bulk District. The subject block consists primarily of larger, multi-family residential structures that are three- and four-stories in height, interspersed with intermittent smaller one- and two-story residences. The subject building is substantially smaller than the adjacent buildings and is smaller than the majority of the buildings in the surrounding neighborhood. A mix of architectural styles characterizes Corbett Avenue at this location, including residential buildings constructed in a flat-front, modified International architectural style. It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

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[1] Please see "Preservation Bulletin #16," available online at: http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

As noted above, the subject property appears to have been constructed circa 1906. The subject property appears to be among the early wave of residential construction on the block; historic Sanborn Fire Insurance maps submitted by the project sponsor illustrates that in 1900 and 1914, the block was sparsely populated, and that the area was more densely built-out by 1950. However, the subject building does not appear to represent a trend or the collective history of the site or area. It does not appear that the subject building is associated with events that have made a significant contribution to the broad patterns of local or regional history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

Information from City Directories and newspaper searches provided by the Project Sponsor indicates that the first known owner of the subject building was Albert M. Harrell, listed in the City Directory as a carpenter residing at the subject building. Mr. Harrell was the owner listed on the June, 1907 application for the water tap. No persons of known historical significance appear to have been associated with the subject property.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a one-story-over-basement, wood-frame, single-family dwelling designed in the Queen Anne Cottage architectural style with a front gable that faces Corbett Avenue. The subject building is rectangular in plan with a moderately pitched roof. The enclosed front gable is trimmed with a simple fascia. The gable end has one small, single-paned window with a simple sill and trim. Below the gable is a bay window on the east side of the first floor, which dominates the street-facing elevation. The canted bay is comprised of three double-hung windows with ogee lugs. An excavated garage is located below the bay. The front entry is located on the west side of the first floor, accessed through a recessed and narrow opening. Non-original terrazzo stairs lead to the entrance.

The subject building does not appear to have specific characteristics that appear to definitively embody an authentic type, period, region, or method of construction, and does not appear individually eligible for the California Register.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☐ Retains	☒ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes: It appears that the subject building stands largely intact, and has not been significantly altered since the time of construction. Information submitted by the project sponsor indicates that only two building permits are on record for the alteration of the subject building, including one permit issued in 1951 to enclose the front porch. A second permit was issued in 1953 to replace the front stairs.

While the subject building does not appear to have been significantly altered since its original construction, the neighborhood context has changed to a large extent. The subject property is surrounded by large, multi-family buildings with flat roofs and flat, unadorned cladding. It does not appear that the subject property is a contributor to a potential historic district.

As noted above, it does not appear that the subject building is individually eligible for the California Register.

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3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the subject building does not appear to be an historic resource, nor does the subject property appear to be located within a potential designated historic district.

PRESERVATION COORDINATOR REVIEW

Signature: ______ Date: 6-3-08
Mark Luellen, *Preservation Coordinator*

CC:

Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

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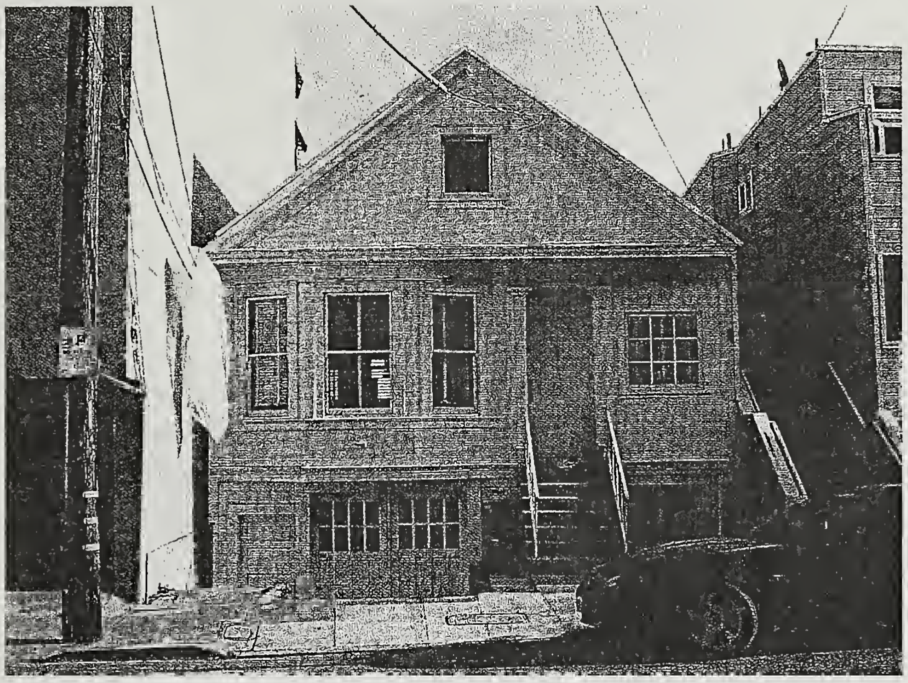

829 Corbett Ave.

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SAN FRANCISCO
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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

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Case No.:	**2006.1102E**
Project Title:	**1409 Sanchez Street**
Zoning:	RH-2 (Residential House District, Two-Family) 40-X Height and Bulk District
Block/Lot:	6592/031
Lot Size:	1,999 square feet
Project Sponsor	Steve Swason, Authorized Agent for Owner Mostafa Karkori, (209) 245-4376
Staff Contact:	Chelsea Fordham – (415) 575-9071 Chelsea.Fordham@sfgov.org

PROJECT DESCRIPTION:

The project site is located on the east side of Sanchez Street on a block bounded by 27th Street to the north and Duncan Street to the south in San Francisco's Noe Valley neighborhood. The proposed project would demolish an existing 1,035 square-foot, one-story, single-family residence built in 1900 and construct a new 3,593 square-foot, four-story, two-unit residential building.

[Continued on the next page.]

EXEMPT STATUS:

Categorical Exemption, Class 1 and 3 [State CEQA Guidelines Section 15301(l)(1) and 15303(b)]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

February 6, 2009
Date

cc:

Steve Swason, Project Sponsor
Michael Smith, Planning Department
Bevan Dufty, District 8, Board of Supervisors

Historic Distribution List
Bulletin Board
Virna Byrd, M.D.F.

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PROJECT DESCRIPTION (Continued):

The existing residential building is approximately 15 feet in height and the proposed residential building would be 32 feet in height from above grade. The proposed building would have only three-stories above grade, with the fourth-story set-back from the public right-of-way. In addition, the existing residence has no off-street parking and the proposed new residence would have two off-street parking spaces. The proposed project would require conditional use authorization for demolition of a residential structure per Board of Supervisor's Resolution No. 122-07.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 1409 Sanchez Street is a historical resource as defined by CEQA. In a Historic Resource Evaluation Response (HRER) memorandum dated December 22, 2006, the Planning Department determined that the existing building on the project site is not a historical resource as defined by CEQA.[1]

The existing building is a 1,035-square-foot, one-story, single-family residence with sparse architectural detailing. The three-bay cottage building has a gabled roof with a small, rectangular window centered at the gable end and an angled bay window on the north side of the street facing elevation. The front entrance is located in the center bay and it appears that the ground floor windows have been replaced with vinyl windows. The building does not appear to have undergone any significant alterations.

There are four buildings on the west side of Sanchez Street directly across from 1409 Sanchez Street that were included in the 1976 Citywide Architectural Survey, which indicates the existence of a potential historic district. The immediate neighborhood of the project site is characterized by a range of styles including Stick and Edwardian and seven of the nine buildings on the block face were constructed prior to the 1906 earthquake. The four buildings listed on the Citywide Architectural Survey appear to be significant examples of late nineteenth- and early twentieth century residential buildings constructed in the Stick style. The period of significance for the potential historic district appears to be from the late 1880's through 1903. However, the buildings on the east side of Sanchez Street, which contains the subject building, are of mixed character and do not appear to be of the same architectural style, scale, or the same period of significance as those on the west side of the block.

Although the building appears to retain its original mass and form, the mixed character of the east side of Sanchez Street has eroded the setting, feeling, and association with adjacent structures on the west side of the Sanchez Street. The project site does not appear to be a contributor to the potential historic district located on the west side of Sanchez Street. The property at 1409 Sanchez Street does not appear to be eligible for individual listing on the California Register of Historic Resources and it is not considered a historic resource for the purposes of CEQA.[2] Although the existing building retains integrity with respect to location, design, and materials, it lacks integrity with respect to workmanship, setting, feeling, and association. For these reasons, the demolition of the existing building at 1409 Sanchez Street would not result in significant effects on an individual historic resource.

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[1] Historic Resource Evaluation Response Memorandum for 1409 Sanchez Street from Sophie Middlebrook, Preservation Technical Specialist, to Brett Bollinger, Major Environmental Analysis, December 22, 2006. A copy of this memorandum is attached.

[2] Ibid.

The HRER memorandum dated December 22, 2006 evaluated a proposed project to demolish the existing building at 1409 Sanchez Street and construct a new building with two residential units; however, at that time no plans for new construction were submitted for review. Therefore, the HRER did not evaluate the proposed project for compatibility with the identified potential historic district on the west side of Sanchez Street. The HRER stated that when plans for new construction were submitted, they should be evaluated for compatibility with the surrounding neighborhood and the potential historic district. Subsequent to the initial HRER memorandum, project plans were submitted to the Planning Department in April, 2007. A memo prepared by Planning Department preservation staff dated May 15, 2007 found that several aspects of the original plans submitted in April, 2007 appeared to be incompatible with the potential historic district including: 1) the building height, which would have been four-stories above grade and 38 feet in height, and would have been incompatible with the surrounding two-story buildings; and 2) the garage door width would have been out of scale with the building and incompatible with the surrounding neighborhood.[3] Following this determination, revised plans were submitted to the Planning Department in October, 2008. The revised plans showed modifications to the proposed building including changing the height to three-stories above grade and 32 feet in height and reducing the size of the garage door width. A subsequent memo was issued on November 14, 2008 in response to the revised plans. In that memo, Planning Department preservation staff found that the project would be compatible with the size, scale, massing, and materials that are character-defining to the adjacent potential historic district. Planning Department preservation staff found that the proposed project would not have an impact on the off-site historic resources or the potential historic district and would therefore not have a significant adverse impact on historic resources as defined by CEQA.[4]

Due to the proposed foundation work, the Planning Department conducted a study to determine if any archeological resources would be impacted. In a memorandum dated May 18, 2007, the Planning Department staff determined that there appear to be no CEQA-significant archaeological deposits present at the project site.[5] The foundation work has the potential to disturb soils; however, the proposed ground disturbance effects would be shallow and limited to 3 feet below ground surface (b.g.s). Therefore, the proposed project would not adversely affect CEQA-significant archaeological resources.

CEQA Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of a duplex or similar multi-family residence totaling no more than six dwelling units in urbanized areas. The proposed project would result in a construction of a new 3,593 sq. ft., four-story, two-unit residence. Therefore, the proposed construction of a new two-unit residence is exempt from environmental review under Class 3.

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[3] Memorandum from Sophie Middlebrook, San Francisco Planning Department to Brett Bollinger, San Francisco Planning Department, May 15, 2007. A copy of this memorandum is attached.

[4] Memorandum from Sophie Middlebrook, San Francisco Planning Department to Brett Bollinger, San Francisco Planning Department, November 14, 2008. A copy of this memorandum is attached.

[4] Memorandum from Randall Dean, San Francisco Planning Department to Brett Bollinger, San Francisco Planning Department, May 18, 2008. A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2006.1102E.

CEQA State Guidelines Section 15301(l)(1), or Class 1, also provides an exemption from environmental review for the demolition and removal of one single-family residence. In urbanized areas, up to three single-family residences may be demolished. The proposed project would result in the demolition of one single-family residence and would therefore be exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the existing building has been determined not to be a historic resource under CEQA, and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

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DATE: November 14, 2008

TO: Brett Bollinger, Environmental Planner, MEA

FROM: Sophie Middlebrook, Neighborhood Planning

RE: 1409 Sanchez Street, Case No. 2006.1102E: Revised Drawings for Proposed New Construction

On December 22, 2007 a Historic Resource Evaluation Response Memo (HRER) was issued based on information received regarding the above listed property. The HRER concludes that the subject building is not an historical resource for the purposes of CEQA. However, the HRER also notes that the subject building is located directly across from a potential historic district, on the west side of Sanchez Street, and that plans for the proposed new building should be evaluated to assess the compatibility of the new building with the potential historic district. The HRER states:

> When plans for the new construction are submitted, they should be evaluated for their compatibility with the surrounding buildings and the character of the existing neighborhood. In addition, special consideration should be given for compatibility with the identified potential historic district on the west side of Sanchez Street.

Revised plans for the proposed new building have been submitted to the MEA Division of the Planning Department. Based on a review of the submitted plans, it appears that the proposed new plans are compatible with the size, scale, massing, and materials that are character-defining to the adjacent potential historic district. As proposed, it does not appear that the proposed new building will result in a significant negative impact to the potential historic district.

Prior to the issuance of a Neighborhood Notification, Neighborhood Planning staff will review the project for compliance with the Planning Code and consistency with the Residential Design Guidelines.

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MEMORANDUM

DATE: May 15, 2007
TO: Brett Bollinger, MEA Planner
FROM: Sophie Middlebrook, Preservation Technical Specialist, SW Quadrant
RE: 1409 Sanchez Street (Case No. 2006.1102E)

On December 22, 2007 a Historic Resource Evaluation Response Memo (HRER) was issued based on information received regarding the above listed property. The HRER concludes that the subject building is not an historical resource for the purposes of CEQA. However, the HRER also notes that the subject building is located directly across from a potential historic district, on the west side of Sanchez Street, and that plans for the proposed new building should be evaluated to assess the compatibility of the new building with the potential historic district. The HRER states:

> When plans for the new construction are submitted, they should be evaluated for their compatibility with the surrounding buildings and the character of the existing neighborhood. In addition, special consideration should be given for compatibility with the identified potential historic district on the west side of Sanchez Street.

Plans for the proposed new building have been submitted to the MEA Division of the Planning Department. Based on a review of the submitted plans, several aspects of the new design appear to be incompatible with the potential historic district on the west side of Sanchez Street. In addition, the same elements appear to be inconsistent with the Residential Design Guidelines. Specific areas of concern include:

- **Building height**: The proposed new building measures four-stories in height above grade. The prevailing pattern on the block consists of two-story buildings. As proposed, the new building would be out of scale with the surrounding area.
- **Garage door width:** The width of the garage door in the proposed new building appears to be out of scale with the building, and incompatible with the surrounding neighborhood.

Lowering the height of the proposed new building – or setting back the upper story from the street-facing elevation – and reducing the width of the proposed garage door will make the proposed project more compatible with the adjacent potential historic district and the surrounding neighborhood.

G:\DOCUMENTS\historic\1409 Sanchez memo.doc

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MAIN NUMBER (415) 558-6378	DIRECTOR'S OFFICE PHONE: 558-6411	ZONING ADMINISTRATOR PHONE: 558-6350	PLANNING INFORMATION PHONE: 558-6377	COMMISSION CALENDAR INFO: 558-6422
	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: **1409 Sanchez Street**
Block: 6592 Lot: 031
Case No.: 2006.1102E
Date of Review: 12/22/2006

Planning Department Reviewer:
Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant
Name: Benjamin C. Felix
Company: 20007 Date Street
Address: Concord, CA 94519
Phone: (415) 740-4975
Fax:
Email:

Owner
Name: Alejandro Osorio
Company:
Address: 1409 Sanchez Street
San Francisco, CA 94131
Phone: (415) 740-4975
Fax:
Email:

PROPOSED PROJECT

☒ Demolition
☐ Alteration

Project description:

The proposal is to demolish the existing structure and to construct a new building with two residential units. A proposal for new construction has not been fully developed, nor has a building permit for demolition or new construction been filed with the Planning Department.

Pre-Existing Historic Rating / Survey

The County Assessor records indicate that the existing structure was constructed in 1900. Water records for the Spring Valley Water Company, however, indicate that the building was connected to the San Francisco water system in 1905. The building is not currently listed on the California Register, nor is it included on the National Register. The building is not located within a previously designated historic district. While there are no rated buildings on the block face of the subject building, the west side of Sanchez Street (Assessor's Block 6591) has a row of four AS rated buildings that appear to be significant examples of late nineteenth- and early twentieth-century residential buildings constructed in the Stick style. The period of significance for the potential district on the west side of Sanchez Street appears to be from the late 1880's through 1903.

The attached map indicates the dates of construction of neighboring buildings, as well as the location of the identified potential historic district.

Historic District / Neighborhood Context

The subject property is located on the east side of Sanchez Street, between Duncan and 27th Streets, in Noe Valley. The lot is within an RH-2 zoning district, and a 40-x height-bulk district. The east side of Sanchez Street at this location is a short block, bisected by Comerford Alley. According to the County Assessor records and an assessment of the architectural styles, dates of construction on the subject block range from the late nineteenth century to 1938.

The subject building is located adjacent to what appears to be a potential historic district on the west side of Sanchez Street between Duncan and 27th Streets. The west side of Sanchez Street at this location, directly opposite the subject building, has a row of four AS rated buildings in the Stick style. In addition, there appear to be four buildings in the Edwardian Style. Seven of the nine buildings on the block face were constructed prior to the 1906 earthquake; only the two corner buildings were constructed after 1906 according to the County Assessor records. All nine of the buildings on the west side of Sanchez were constructed prior to 1913.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

The subject property is a single-story cottage with sparse and restrained architectural detailing. The three-bay cottage has a gabled roof with a small, rectangular window centered at the gable end and an angled bay window on the north side of the street facing elevation. The front entrance is located in the center bay, and there is a transom lite over the existing front door. It appears from photographs that the ground floor windows have been replaced with vinyl windows, although the gable window may be original.

Although the building does not appear to have been significantly altered from the time of its original construction, it does not appear to be individually eligible for listing on the California Register. It is located adjacent to what appears to be a potential historic district on the west side of Sanchez Street, but it does not appear to be a contributor to the potential district. Buildings on the east side of Sanchez Street are of mixed character, and do not appear to be of the same architectural style, scale, or the same period of significance as those on the west side of the block.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☐ Retains	☒ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes:

Although the building appears to retain its original mass and form, the mixed character of the block face has eroded the setting, feeling, and association with adjacent structures. As noted above, while the subject building appears to be located directly across from what appears to be a potential historic district on the west side of Sanchez Street, it does not appear to be individually eligible for the California Register and is not considered a historic resource for the purposes of CEQA. The mixed character of the architecture on the block face does not appear to contribute to the character defining features of the potential historic district.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would

materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☐No ☒Unable to determine

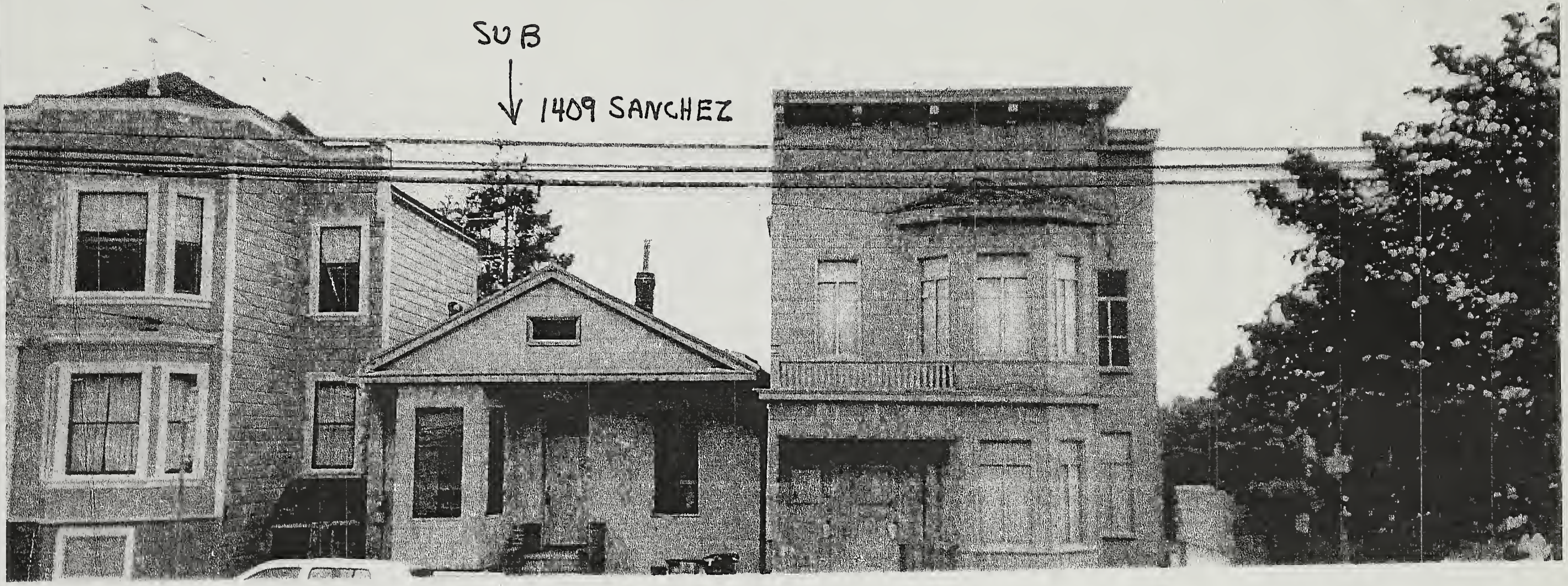
Notes: The subject property is located on a block that does not fall within an historic district. None of the buildings on the block are included on an adopted architectural survey, and the block does not appear to be eligible for inclusion in any existing historic district. The subject building faces a potential historic district on the west side of Sanchez Street, but does not appear to be a contributor to the district.

No plans for new construction have been submitted, nor is there a building permit application associated with the Environmental Evaluation application. When plans for the new construction are submitted, they should be evaluated for their compatibility with the surrounding buildings and the character of the existing neighborhood. In addition, special consideration should be given for compatibility with the identified potential historic district on the west side of Sanchez Street.

PRESERVATION COORDINATOR REVIEW

Signature ______________________ Date 12-27-06
Mark Luellen, Preservation Coordinator

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd / Historic Resource Impact Review File
Michael E. Smith, Neighborhood Planner, Southwest Quadrant



SUB

1409 SANCHEZ

SF
C58
#5
2/6

SF
C58
#59
2/6/09

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: **2007.0811E**
Project Title: **921 Front Street**
Zoning: C-2 (Community Business) District
Northern Waterfront Special Use District, Subarea 3
65-X Height and Bulk District
Block/Lot: 0136/003
Lot Size: 12,742 square feet
Project Sponsor: Daniel Frattin, Reuben & Junius, (415) 567-9000
Staff Contact: Don Lewis (415) 575-9095, don.lewis@sfgov.org

PROJECT DESCRIPTION:

This Certificate of Determination supercedes the one that was issued on January 23, 2009 in order to clarify the dimensions of the proposed addition and the proposed setback, and the historic status of the building as a local Landmark. The proposed project is a one-story vertical addition to the existing 33-foot-tall, two-story-over-basement, 34,400-square-foot, office building constructed in circa 1855. The proposed office addition would be setback 21 feet, 9 inches from the Vallejo Street façade and 23 feet, 3 inches from the Front Street façade, and would increase the size of the building by 6,552 square feet and its height by 10 feet. The finished office building would be 42 feet, 7 inches tall, three stories plus basement, and approximately 40,952 square feet in size. The proposed project includes rehabilitating the existing building by removing its non-original balconies, awnings and hinged gates. Interior rehabilitations include partial demolition of the floor plates and internal framework associated with a new elevator shaft and internal egress stairs. Excavation for the new elevator pit would be approximately

(Continued on Second Page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Sections 15301(a) and (e)(2)]

GOVERNMENT
DOCUMENTS DEPT

FEB 13 2009

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REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Environmental Review Officer

February 6, 2009
Date

cc:
Daniel Frattin, Project Contact
Kelley Amdur, NE Quadrant
Supervisor David Chiu
Historical Preservation List
Bulletin Board
M.D.F

PROJECT DESCRIPTION (continued):

four feet below the existing grade. The project would also raise the existing roof approximately three feet. The ten off-street parking spaces located in the yard adjacent to Vallejo Street would remain.

The project site is located on the northwest corner of Front and Vallejo Streets at the southern edge of the North Beach Neighborhood. The subject property is listed in the 1976 Planning Department Architectural Survey with a rating of "1" and is assigned a rating "B" in the 1978 Downtown Survey completed by the Foundation for San Francisco's Architectural Heritage. The subject property is Local Landmark No. 92 and is included in the locally adopted and National Register-eligible Northeast Waterfront Historic District.

REMARKS (continued):

Historic Architectural Resources

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the existing building is a historical resource as defined by CEQA. Under the Planning Department's *CEQA Review Procedures for Historic Resources,* the proposed property is classified as A.2, properties which are on adopted local registers, and properties that have been determined to appear eligible, or which may be eligible for the California Register. As described in the attached Historic Resource Evaluation Response Memorandum, the 921 Front Street property appears eligible for listing in the California Register as an individual resource under Criteria 1 (Event), 2 (Persons) and 3 (Architecture).[1] In addition, the subject property is within, and may be a contributor, to the National Register-eligible Northeast Waterfront Historic District, which is significant for its collection of commercial masonry warehouse structures from the late nineteenth century and early twentieth century that served the once-bustling maritime-warehousing commerce from the Gold Rush era to the mid 1960s.

The 921 Front Street building was constructed in circa 1855 for San Francisco merchant Daniel Gibb as a two-story-over-basement, masonry warehouse. Following Gibb's ownership, the new owners, John and Elizabeth Sanborn, constructed a storage vault in 1879 and a matching addition to the north side of the warehouse in 1899. Historically known as the Gibb-Sanborn Warehouse (Pelican Paper Building), the building is a partial reconstruction of the original Gibb-Sanborn Warehouse partially destroyed in the 1906 San Francisco Earthquake and Fire. Despite this damage, which is still visible in the brick and mortar color variations, the building retains integrity of location, association, design, workmanship, setting, feeling, and materials. The building is defined by its understated wall surfaces without ornamentation, Beaux Arts details such as the battered brick cornice, character-defining rusticated entry surround facing Front Street, and the narrow enframed and arched fenestration. All of these elements appear to be from its period of significance of 1850-1930. While minor alterations such as window and door replacement and exterior balconies occurred during the 1990s, the subject building has retained sufficient integrity from its period of significance for the purposes of CEQA.

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[1] Historic Resource Evaluation Response Memorandum for 921 Front Street from Angela Heitter, Preservation Technical Specialist, to Don Lewis, Planner, Major Environmental Analysis, December 12, 2008. A copy of this memorandum is attached.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Structures* (Secretary's Standards). It was determined that the proposed project would be consistent with the Secretary's Standards for the following reasons. The proposed project requires minimal change to the subject building's defining characteristics, distinctive materials and architectural features. The proposed project would not remove or unsympathetically alter the street-facing façades and overall scale of the building, which provides much of the historic character. Because all alterations would occur towards the rear of the building and not on street-facing facades, the project would avoid removal of distinctive materials or distortion of spatial relationships. The project would not entail changes to the character-defining features of the building that would create a false sense of history and would not add conjectural features from other historic properties. The alterations that occurred in the 1960s and 1990s have not gained historic significance in their own right, and therefore, it is not important to retain or preserve the window and door replacements, interior tenant improvements, or balconies. The distinctive materials, features, finishes, and examples of craftsmanship that characterize the building would be preserved.

Areas of masonry mortar deterioration would be appropriately repaired with care to preserve the variation in the mortar color to distinguish the exterior walls that were rebuilt after the 1906 conflagration from the original walls. Where severity of deterioration exists, replacement of the distinctive feature would match the old in design, configuration, profile, texture, and material. Any door and window replacement would be replaced to match the original configuration. The project does not entail the need for abrasive chemical or physical treatments that would cause damage to historic materials.

The proposed project would not destroy historic materials, features, and spatial relationships that characterize the property. The resulting overall height and massing is in scale with the surrounding properties, and would not be higher than the tallest buildings on the same block, which are up to four stories in height. The proposed vertical addition is designed in a manner that would be minimally visible and inconspicuous when viewing the principal, character-defining façades from the street. The proposed addition is also contemporary in design, compatible with the scale and proportions of the district, and is compatible with the scale and proportions of the historical resource. The proposed scope of work is compatible with the character of the building and is generally reversible in conformance with the Secretary's Standards and, as such, would not materially impair the essential form and integrity of the resource or its environment. Even with the alterations and proposed addition, the building would retain the physical characteristics that justify its eligibility for inclusion in the California Register. Therefore, there would be no significant adverse effect on the historic resource as a result of the proposed project.[2]

The adjacent properties considered to be historical resources and contributors to the Northeast Waterfront Historic District would not be adversely affected by the proposed project for the following reasons. The proposed addition would be considerably setback from the Vallejo Street and Front Street facades and, as such, the proposed vertical addition would be minimally visible from the public right-of-way. The proposed addition would increase the building height from approximately ten feet; however only seven feet would be above the height of the parapet. The resulting overall height and massing would be in scale with the surrounding properties, and would not be higher than the tallest buildings on the same block, which range from two to four stories. The proposed addition is designed and located in a manner so that off-site historical resources and the potential historic district would not be materially or visually impaired. Therefore, the project would not have a significant adverse impact on any eligible off-site historic resources.

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[2] Ibid

Archeological Resources

The Planning Department reviewed the proposed project to determine if any archeological resources would be impacted. The Planning Department staff determined that the proposed project would not adversely affect CEQA-significant archeological resources.[3]

Shadows

Section 295 of the *Planning Code* restricts new shadow upon public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet. The proposed building height would be 42 feet, 7 inches. To determine whether this project would comply with Section 295, a shadow fan analysis was prepared by the Planning Department. This analysis determined that the proposed project would not cast a new shadow on any properties protected by Section 295.[4]

Exempt Status

The proposed project would involve minor interior and exterior alterations to the existing building. CEQA State Guidelines Section 15301(a), or Class 1, provides an exemption for interior and exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. Therefore, the proposed alterations would be exempt under Class 1.

The proposed project would also involve the addition of approximately 6,552 square feet to the existing 34,400-square-foot building. With the addition, the building would be approximately 40,952 square feet in size. CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet. Therefore, the proposed addition would be exempt under Class 1.

---

[3] This analysis is summarized from a Planning Department technical memorandum (Randall Dean, staff archeologist, to Don Lewis, Planner, October 28, 2008), which is available for review by appointment at the Planning Department, 1650 Mission Street, Suite 400.

[4] Aaron Hollister, "Case No. 2007.0811K Shadow Analysis," to Daniel Frattin, Project Sponsor, 921 Front Street Project, December 13, 2007. This document is available for review by appointment at the Planning Department, 1650 Mission Street, Suite 400.

Conclusion

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource, surrounding historic district, or other buildings in the vicinity. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner:	Don Lewis
Project Address:	**921 Front Street**
Block/Lot:	0136/003
Case No.:	**2007.0811E**
Date of Review:	December 12, 2008
Planning Dept. Reviewer:	Angela Heitter (415) 558-6602 | angela.heitter@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☒ Addition

PROJECT DESCRIPTION

The proposal, based on revised plans dated March 4, 2008, is for the rehabilitation of an existing 34,400 square feet (sq. ft.) two-story-over-basement structure located at 921 Front Street and construction of new 6,552 sq. ft. one-story vertical addition to expand the existing office use to a total of 40,952 sq. ft. Rehabilitation to the existing building consists of the removal of the non-original balconies from the second floor openings, and removal of non-original awnings and hinged gates from openings facing Front Street. Interior rehabilitation includes partial demolition of the roof structure, floor plates, and internal framework associated with a new elevator shaft and internal egress stairs, where less than 50% of the building's existing internal structural framework or floor plates would be removed. Therefore, the proposed project would not constitute a demolition, but rather an alteration and addition. The vertical addition is setback from the Vallejo Street façade 21 ft., 9 inches and is setback 23 ft., 3 inches from the Front Street façade. The proposed addition would increase the building height from approximately 33 ft. to 42 ft., 7 inches; the height of the elevator penthouse would be 45 ft., 5 inches. Ten off-street parking spaces are provided and would be maintained in the yard adjacent to Vallejo Street.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject structure was constructed in circa 1855 for San Francisco merchant Daniel Gibb, as a two-story-over-basement, load-bearing brick warehouse. Following Gibb's ownership, the new owners, John and Elizabeth Sanborn constructed in 1879 a storage vault and in 1899 a matching addition to the north side of the warehouse. Historically known as the Gibb-Sanborn Warehouse (Pelican Paper Building), the subject building is a partial reconstruction of the original Gibb-Sanborn Warehouse partially destroyed in the 1906 San Francisco Earthquake and Fire. The extant of the damage is still visible in the brick and mortar color variations. The existing building was listed in the 1976 Architectural Survey with a rating of "1", and was assigned a rating of "B", for its major importance, in the 1978 Downtown Survey completed by the Foundation for San Francisco's Architectural Heritage and their consultants Charles Hall Page & Associates. The subject property is Local Landmark No. 92 and included in the locally adopted and National Register-eligible Northeast Waterfront Historic District, thus it is considered a "Category A.2" resource for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

921 Front Street is at the southern edge of the North Beach neighborhood, within a C-2 (Community Business) Zoning District, the Northern Waterfront Special Use District (Subarea 3) and a 65-X Height and Bulk District. The property is located on the northwest corner of Front and Vallejo Streets. The subject property is within the Northeast Waterfront Historic District, which is significant for its collection of commercial masonry warehouse structures from the late nineteenth century and early twentieth century that served the once-bustling maritime-warehousing commerce from the Gold Rush era to the mid 1960s. The structures vary in height from approximately six stories closest to the base of Telegraph Hill, northwest of the District, to a maximum of four stories at The Embarcadero and the Bay, east of the District. Many of the oldest structures are one or two stories in height. The earlier brick structures blend easily with the scaled-down Beaux Arts forms of the turn of the century and the plain reinforced-concrete structures characteristic of twentieth century industrial architecture. Common architectural features are repeated throughout the District providing visual distinction, such as load-bearing brick and reinforced concrete walls, large bulk, arched fenestration, and minimal use of decorative details. The Northeast Waterfront District is an evolving commercial area and is now being converted to low-rise office space.

---

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research completed by Planning Department Staff.)*

Event: or	☒ Yes	☐ No	☐ Unable to determine
Persons: or	☒ Yes	☐ No	☐ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: 1850-1930

Notes: It appears that the subject property is eligible for the Register under criteria 1 (events), criteria 2 (persons) and criteria 3 (architecture); further analysis on the building's ability to convey the integrity under these criteria is discussed in Section 2.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes: The existing building was constructed on and has continuously occupied the same parcel of land. Because much of the District has been maintained, due partly from local designation protections, the subject property is able to maintain its setting among many other one- to six-story masonry warehouses and commercial structures constructed in the late Nineteenth Century and early Twentieth Century. The subject building is a two-story-over-basement masonry building and is defined by its understated wall surfaces without ornamentation, Beaux Arts details such as the battered brick cornice, character-defining rusticated entry surround facing Front Street and the narrow enframed and arched fenestration. All of these elements appear to be from the period of significance. While minor alterations such as window and door replacement and exterior balconies occurred during the 1990s, the subject building has retained sufficient integrity from the period of significance for the purposes of CEQA.

---

3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present *(Go to 6. below)*

☒ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the Secretary of the Interior's *Standards. (Go to 6. below)*
Optional: ☒ See attached explanation of how the project meets the standards.

☐ The project is NOT consistent with the Secretary of the Interior's *Standards;* however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if project is an alteration.)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The adjacent properties considered to be historical resources and contributors to the Northeast Waterfront Historic District would not be adversely affected by the proposed rehabilitation and addition. The proposed one-story vertical addition would be setback from the Vallejo Street façade 21 ft., 9 inches and is setback 23 ft., 3 inches from the Front Street façade. The proposed addition would increase the building height from approximately 33 ft. to 42 ft., 7 inches; however only 7 feet of the vertical addition is above the height of the parapet. Due to the various vantage points from the public rights-of-way and the taller building heights of surrounding properties, such as 900 Battery Street and 55 Green Street, the proposed vertical addition will not be visible from the public right-of-way or minimally visible. The resulting overall height and massing is in scale with the surrounding properties, and will not be higher than the tallest buildings on the same block which range from two to four stories. The additions are designed and located in a manner so that off-site historical resources and the potential historic district would not be materially or visually impaired. Furthermore the proposed project respects the overall materials, massing, scale, and spatial relationships of the adjacent historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 12-16-08

Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

Section 4. Secretary of the Interior's Standards – Continuation Sheet

Based on a review of the revised plans dated March 4, 2008, it is the determination of Planning Staff that the project meets the applicable Secretary of Interior's Standards for Rehabilitation of Historic Properties for the following reasons:

Standard #1 - The proposal is to expand the existing office building As such, some exterior and interior alterations are needed for the use, which include a vertical addition, interior tenant improvements, and updating seismic, egress, mechanical and electrical systems. The new use requires minimal change to the subject building's defining characteristics, distinctive materials and architectural features, and spatial relationships with adjacent structures.

Standard #2 - The street facing façades and overall scale of the building provides much of the historic character, which will not be removed or unsympathetically altered as a result of the project. Because all alterations and the addition occur towards the rear of the building on non-street facing facades, the project avoids removal of distinctive materials or distortion of spatial relationships. The historic character as a late Nineteenth Century, two-story warehouse designed with Beaux Arts details is retained and preserved.

Standard #3 – The project does not entail changes to the character defining features of the building that would create a false sense of history and does not add conjectural features from other historic properties.

Standard #4 – The alterations that occurred in the 1960s when the building was converted from its last warehouse use to an office use and alterations that occurred in the 1990s have not gained historic significance in their own right, therefore it is not important to retain or preserve the window and door replacements, interior tenant improvements, or balconies.

Standard #5 – The distinctive materials, features, finishes, and examples of craftsmanship that characterize the building, discussed in Section Two of this response will be preserved.

Standard #6 – Some areas of masonry mortar have limited areas of deterioration and will be repaired with appropriate mortar composed of a mixture appropriate for historic brick. Care will be taken to preserve the variation in the mortar color so as to distinguish the exterior walls that were rebuilt after the 1906 conflagration from the original 1855 walls. Where severity of deterioration exists, replacement of the distinctive feature will match the old in design, configuration, profile, texture, and material. Any door and window replacement will be replaced with new true-divided-lite wood windows to match the original muntin configuration based on historic pictorial evidence or an appropriate configuration for the age of the building.

Standard #7 – The project does not entail the need for abrasive chemical or physical treatments that would cause damage to historic materials. Basic cleaning of brick is necessary, but will be done in the gentlest means using a low-pressure wash of mild cleaners that will not strip the brick of its protective coating to a porous finish, which if done improperly can lead to further deterioration.

Section 4. Secretary of the Interior's Standards – Continuation Sheet

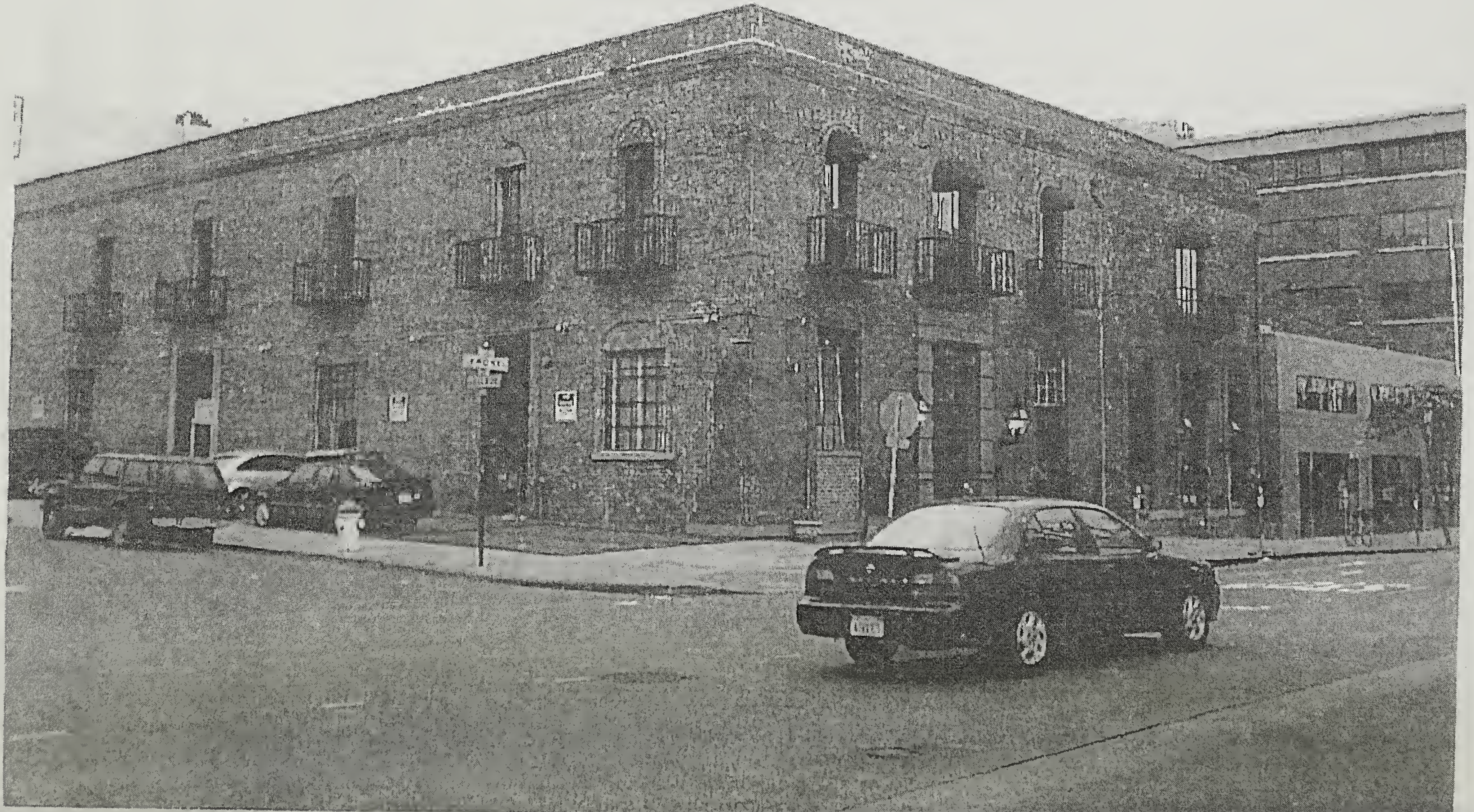
Standard #9 – The new additions to and exterior alterations of 921 Front Street will not destroy historic materials, features, and spatial relationships that characterize the property. The proposed one-story vertical addition would be setback from the Vallejo Street façade 21 ft., 9 inches and is setback 23 ft., 3 inches from the Front Street façade; however only 7 feet of the vertical addition is above the height of the parapet. Due to the various vantage points from the public rights-of-way and the taller building heights of surrounding properties, such as 900 Battery Street and 55 Green Street, the proposed vertical addition will not be visible from the public right-of-way or minimally visible. The resulting overall height and massing is in scale with the surrounding properties, and will not be higher than the tallest buildings on the same block which are up to four stories in height.

The Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings state, "Designing a rooftop addition when required for the new use, that is set back from the wall plane and as inconspicuous as possible when viewed from the street is recommended," but goes on to say, "Placing a new addition on a non-character defining elevation and limiting the size and scale in relationship to the historic building is recommended." The proposed vertical addition is designed in a manner that is minimally visible and inconspicuous when viewing the principal, character-defining façades from the street. Less consideration was given to the vertical addition's setbacks from the (north) side façade, given that this is a secondary facade. However, the vertical addition is limited in size and scale, and will continue to be perceived from most vantage points along the various public rights-of-way as a two-story building.

The proposed addition is contemporary in design, compatible with the scale and proportions of the district, and is compatible with the scale and proportions of the historical resource. The vertical addition will be differentiated from the original building by using contemporary glass and steel materials, but will relate through using earth tone colors.

Standard #10 - Based on this assessment, it appears that the proposed scope of work for exterior alterations is compatible with the character of the building and is generally reversible in conformance with the Secretary's Standards and as such will not materially impair the essential form and integrity of the resource or its environment. Even with the alterations and proposed addition, the building will retain those physical characteristics that justify its eligibility for inclusion in the California Register.

South East Corner of Vallejo/
Front Street
(Not Visible)



Date received:

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DEC 17 2008

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

Environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, or #10 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☑	
Two sets of project drawings	☑	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☑	
Fee	☑	
Supplemental Information Form for Historical Resource Evaluation and/or *Historic Resource Evaluation Report*, as indicated in Part 3 Questions 1 and 2	☑	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☐
Tree Disclosure Statement, as indicated in Part 3 Question 4	☐	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☐
Additional studies (list)	☐	☐

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Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): Tony K Date: 12/17/08

(For Staff Use Only) Case No. 2008.1400E

Address: 1200-1212 Silver Ave.

Block/Lot: 5918/029, 030, 031

v.10.07.2008

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Kelvin Zeng	Telephone No.	
Address	1200 Silver Avenue	Fax. No.	
	San Francisco CA 94118	Email	
Project Contact	Town Consulting / Tony Kim	Telephone No.	415 246 8855
Address	100 Clement Street	Fax No.	415 480 1406
	SF 94118	Email	tony@townconsulting.com

Site Information

Site Address(es):	1200 Silver Avenue		
Nearest Cross Street(s)	Bowdin		
Block(s)/Lot(s)	5918; 029,030, & 031	Zoning District(s)	RH-2
Site Square Footage	5,448	Height/Bulk District	40-X

Present or previous site use: vacant bathhouse and commercial structures

Community Plan Area (if any):

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☐ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost

Describe proposed use: Three new residenital buildings

Narrative project description. Please summarize and describe the purpose of the project.

Demolish the two legal non-conforming commercial sturctures and construct three new buildings. Lot 029 and 030 wouldeach contain a three story single-family house and lot 031 would conatin a three story two unit building.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1(L)(3) and Class 3(b) for demolition of two small commercial structures and construction of new multi-family structures totaling no more than four dwelling units.

2/11/09
Approved Planning Dept. M. Pilar LaValley

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation.* Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☒	☐
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ____________ What type of foundation would be used (if known)? ____________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement.*	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). ____________ If the project is an addition of more than 10,000 square feet or demolition/construction of more than six dwelling units, please submit a *Community Plan Area Supplemental Information Form.*	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential				
Retail				
Office				
Industrial				
Parking				
Other (specify use)	commercial	0	10,977 ◫	
Total GSF	4,850 ◫			
Dwelling units	0	0	4 units	
Hotel rooms	0			
Parking spaces	0	0	4 independent	
Loading spaces	0	0	—	
Number of buildings	2	0	3	
Height of building(s)	20-25'	(±3)	±30'	
Number of stories	1-2	0	3 stroies.	

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings should include existing and proposed site plan, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **Transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

OF THE CITY

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

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Information:
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Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: **1200-1212 Silver Street**
Block/Lot: 5918/029, 030, 031
Case No.: **2008.1400E**
Date of Review: February 9, 2009
Planning Dept. Reviewer: Pilar LaValley
(415) 575-9084 | pilar.lavalley@sfgov.org

PROPOSED PROJECT

☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project is to demolish the existing two-story, wood-frame commercial/residential building (1200 Silver Street) and existing one-story, wood-frame commercial building (1212 Silver Street), and to construct two residential buildings comprising four dwelling units and four parking spaces. The proposed project is depicted in architectural plans, dated 8/4/08, prepared by Gabriel Ng & Associates. Historic Preservation consultant, Kelley & VerPlanck, prepared the Supplemental Information Form for Historical Resource Evaluation (Kelley & VerPlanck report) for the project.

PRE-EXISTING HISTORIC RATING / SURVEY

Sanborn Fire Insurance Maps indicate that the two-story building was constructed between 1907 and 1914. Building Permit records indicate that the one-story building was constructed in 1929. The two-story building appears to have been used a residence and bath house from as early as 1914 while the one-story building appears to have originally been used as a laundry. There is no information regarding an architect or contractor associated with the construction of either building. Although the subject buildings are not included in any previous historic surveys and are not included on the National or the California Registers, their recorded dates of construction makes both structures "Category B" buildings for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located at the southeast corner of Silver and Bowdoin streets in the Excelsior neighborhood. Adjacent properties contain two-story residential buildings constructed from the early 1900s to 1970s. Visual continuity is mixed in terms of architectural style and materials, however there is consistency of heights and residential use.

---

1. **California Register Criteria of Significance: Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: N/A

Notes: Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Although no information documenting the original construction date for 1200 Silver Avenue has been located, it seems likely that such construction occurred sometime after 1907 when the three parcels making up the subject property was purchased by the Resnick family. By 1914, when a Sanborn Fire Insurance Map of the surrounding blocks was published, the subject property contained the 1200 Silver Avenue building, labeled as "Russian Bath House," and several outbuildings. In the location of 1212 Silver Avenue was an unfinished structure labeled "skeleton frame construction suspended." The surrounding neighborhood at that time appears to have been partially developed with residential buildings, however, several full blocks were still occupied by cattle or dairy farms, which was, along with vegetable farms, the most prominent use in the Excelsior district prior to 1906.

The Excelsior neighborhood, which suffered very little damage from the 1906 earthquake and fires, was largely an agrarian community through the late 1800s. With the growth of San Francisco in late 1800s, the area began to develop a more residential character, although such development remained slow until after 1906 and the City's post earthquake reconstruction period. While 1200 Silver Avenue likely was constructed in the reconstruction period, it was substantially altered in 1928 and no longer retains its original appearance such that it relates to a potential reconstruction-period context. The 1212 Silver Avenue building was not constructed until sometime between 1926 and 1929, which is outside of the potential reconstruction-period context.

The 1200 Silver Avenue building operated as a bath house from at least 1914 until the mid-1980s. Commercial bath houses, such as this one, provided bathing facilities to customers for a fee and were not uncommon in the early 20th-century when indoor plumbing was not a household item. By the 1940s, permits indicate that the bath house business also included massage.

Although constructed in the reconstruction period, and occupied with a long-term bath house use, the subject property does not appear to be associated with significant events that have contributed to the broad pattern of local events or regional history and does not appear eligible for the California Register under criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

According to information provided by the Project Sponsor, the subject property has had a number of owners and tenants. The longest period of ownership appears to have been from 1907 to 1945 with owners Herman and Fannie Resnick or their family members. The Resnick family sold the property to Maurice and Doris Belber in 1945. Subsequent owners included Max and Sadie Goldman (1946-

1954), Charles and Lili Stauffacher (1954-1961), Frank and Maria Borelli (1961-1964), Elzo and Yolanda Grelli (1964-1973), and Donald Branch (1973-2007).

The Kelley & VerPlanck report states that "Herman and Fannie [Resnick] emigrated from Russia in 1893 with their daughter Rose... and were listed in city directories and census reports at 1200 Silver Avenue until 1930 ... in 1907 Herman Resnick owned a wagon making business, H. Resnick & Co. on Market Street, by 1910, he no longer owned the Market Street business and was employed as a blacksmith." 1200 Silver Avenue was also occupied by John and Amelia Bolinsky during the 1920s.

In addition to its use as a residence, 1200 Silver was also occupied by Silver Avenue Russian Baths from approximately 1914 to 1982. The founding date and original proprietor of the bath houses is unknown. 1212 Silver Street was occupied by the Silver Avenue Wet Dry Wash Laundry from approximately 1926 (different building) to 1958. This building then housed the Silver Avenue Sharpening business until 1982.

No information has been located regarding other owners and tenants of the subject property.

While the subject property appears to have had a number of owners and tenants during its history, there is no indication that said property is significant for its association with these individuals. Therefore, the subject property does not appear eligible for the California Register under criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject property contains two buildings on three parcels that face north toward Silver Avenue. The structures consist of a one-story building (1212 Silver Avenue) that occupies the eastern half of property and a two-story building (1200 Silver Avenue) that occupies the western half of the property. Several wood frame structures with corrugated fiberglass roofs occupy the space between the two buildings. One of these structures appears to be the remnants of a water tower and the others may include support structures for several water tanks that were used for the laundry and bath house.

The two-story building is L-shaped in plan and setback at the rear of the parcel. The primary façade, facing Silver Avenue is clad with smooth stucco at ground floor and aggregate stucco on 2nd floor and the secondary elevation, along Bowdoin Street, is clad in smooth stucco. The building has a flat roof and crenulated parapet at primary façade. The building is fenestrated with contemporary doors and vinyl slider sash windows. Historic photographs and Building Permit records indicate that the building was substantially altered in 1928 when several projecting bay windows were removed. Other alterations at unknown dates have included addition of new window openings, replaced windows, and new exterior cladding.

The one-story commercial building is rectangular in plan and is clad in stucco and horizontal wood siding. The building has a flat roof with skylights and a stepped parapet. The primary façade on Silver Avenue is fenestrated with picture window, metal roll up garage door, and inset corner entrance. The side elevation is fenestrated with wood casement windows and wood sliding garage doors. According to Building Permit records, this building appears to have been constructed between 1926 and 1929.

The existing buildings and structures appear to be simple vernacular examples that do not embody distinctive characteristics of a type, period, region, or method of construction. Nor do they represent the work of a master or possess high artistic value. As such, the subject property does not appear to be eligible for the California Register under criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject building is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria. If an evaluation was necessary, it appears that the subject property generally retains good integrity.

3. **Determination. Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)*

☐ Historical Resource Present *(Continue to 4.)*

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

Notes: Not applicable.

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5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

Notes: Not applicable.

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

   ☐ Yes ☒ No ☐ Unable to determine

   Notes: The surrounding properties do not contain any known historical resources. The immediate context is mixed and does not display a high level of visual continuity. Therefore, it does not appear that the proposal will have a significant adverse impact on any off-site historical resources.

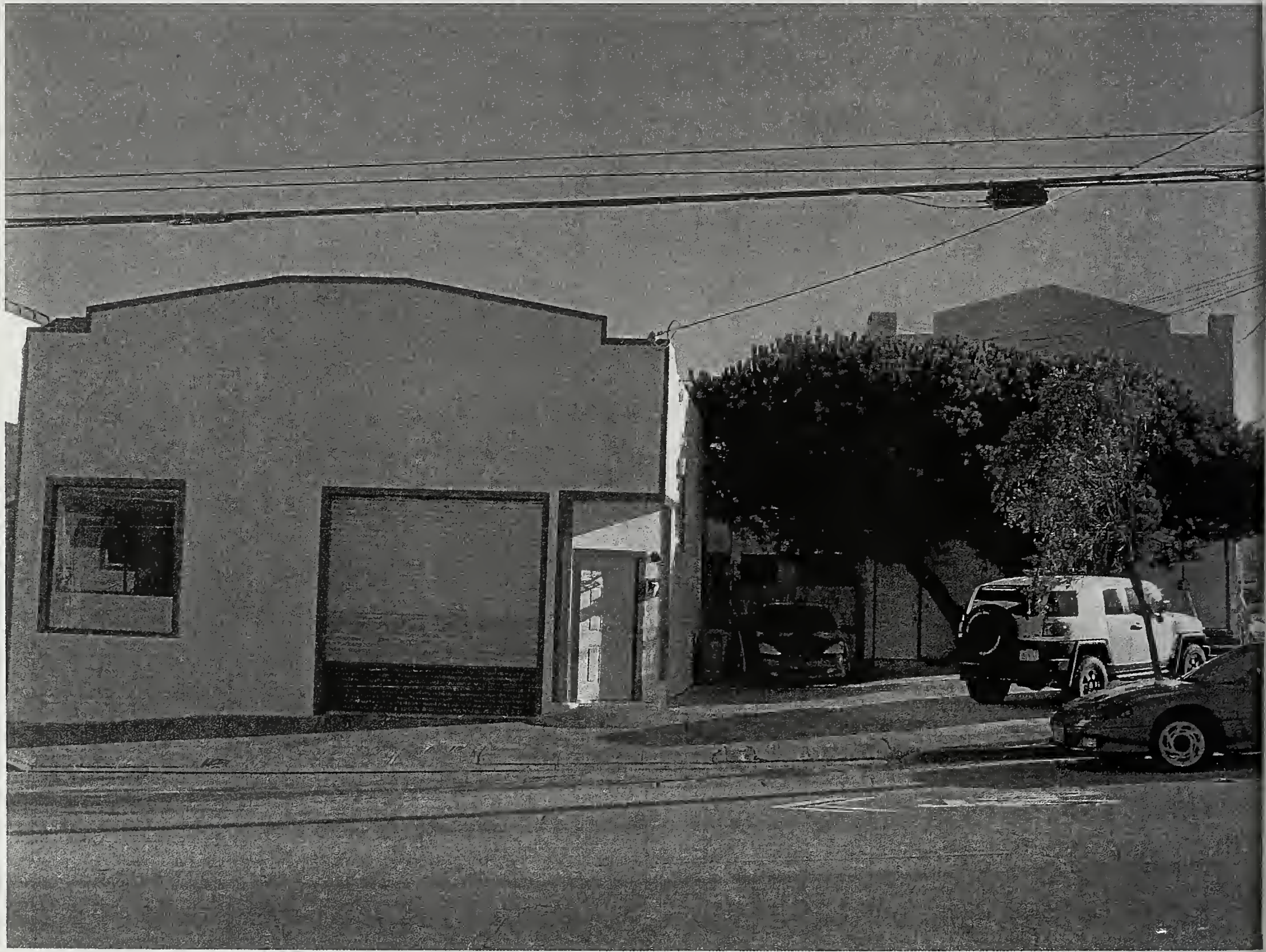
PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 02/09/09

Sophie Middlebrook, *Acting Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Edgar Oropeza, Planner

PL: G:\DOCUMENTS\1200 Silver\Silver_1200_2008.1400E HRER.doc



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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: **2007.1121E**
Project Title: **430 Main Street/429 Beale Street**
Zoning/Plan Area: RH DTR/84-X Height and Bulk District
Rincon Hill Area Plan
Block/Lot: 3767/305, 306
Lot Size: 18,906 square feet
Project Sponsor Portland-Pacific-Main, LLC
415-882-9200
Staff Contact: Rick Cooper – (415) 575-9027
Rick.cooper@sfgov.org

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PROJECT DESCRIPTION:

The proposed project is the demolition of two existing one- and two-story concrete buildings on two adjacent parcels totaling approximately 35,600 gross square feet (gsf) and construction of an eight-story, approximately 146,000-square-foot residential building on the site following merger of the two lots. The new building would include approximately 113 residential units and one subterranean parking level accommodating approximately 57 vehicles. The two parcels that comprise the project site form a rectangular shaped through-midblock lot that fronts Beale and Main Streets on a block bounded by Bryant Street to the south, Main Street to the west, Harrison Street to the north, and Beale Street to the east in the Rincon Hill neighborhood.

EXEMPT STATUS:

Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3

REMARKS:

(see next page)

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

February 23, 2009
Date

cc:
Tuija Catalano
Joshua Switzky
Pilar Lavalley, Preservation Planner
Ben Fu, Neighborhood Planning Division
Supervisor Chris Daly, District 6
Virna Byrd, M.D.F.
Exclusion/Exemption
Historic Preservation Distribution List

REMARKS (CONT'D FROM PAGE 1):

California Environmental Quality Act (CEQA) State Guidelines Section 15183 provides an exemption from environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to a) those which are peculiar to the project or parcel on which the project would be located; b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent; c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR, and d) are previously identified in the EIR, but which are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for that project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects peculiar to the 430 Main/429 Beale Street residential project described above and incorporates by reference information contained within the Rincon Hill Plan Final EIR. Project-specific studies summarized in this determination were prepared for the proposed project at 430 Main/429 Beale Street, a property within the Rincon Hill Plan Area. These studies examined the project's potential environmental effects on archeological resources, historical resources, shadow, air quality, wind and transportation.

This determination assesses the proposed project's potential to cause environmental impacts and concludes that the proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already analyzed and disclosed in the Rincon Hill Plan EIR. This determination does not identify new or additional information that would alter the conclusions of the Rincon Hill Plan EIR. This determination also identifies a mitigation measure contained in the Rincon Hill Plan EIR that would be applicable to the proposed project at 430 Main/429 Beale Street. Background information pertaining to prior environmental review conducted for the Rincon Hill Plan is included below, as well as a description of the proposed project, an evaluation of potential environmental effects and any project-specific mitigation measures.

Background

On May 5, 2005, San Francisco Planning Commission certified the Final EIR for the Rincon Hill Plan (Case No. 2000.1081E; State Clearinghouse No. 1984061912). The program EIR analyzed amendments to the Planning Code and Zoning Maps and to the Rincon Hill Area Plan, an element of the San Francisco General Plan. The EIR analysis was based upon an assumed development and activity that was anticipated to occur under the Rincon Hill Plan. The 430 Main/429 Beale Street site was designated and envisioned as a site with podium-level buildings up to 84 feet in height and containing residential uses, including individual townhouse units at ground level.

Subsequent to the certification of the Final EIR, in August 2005, the Board of Supervisors approved, and the Mayor signed into law, revisions to the Planning Code, Zoning Maps, and General Plan that constituted the "project" analyzed in the Rincon Hill Plan EIR. The legislation created the Rincon Hill Downtown Residential Mixed Use (RH-DTR) District, which covers most of the area bounded approximately by Folsom Street, Steuart Street, the Embarcadero, Bryant Street, Beale Street, the Bay Bridge west approach, and the Fremont Street off-ramp from the bridge. The legislation increased height limits within this area; amended the Rincon Hill Area Plan within the General Plan; imposed community improvement impact fees to fund open space, pedestrian and streetscape improvements, traffic calming, and a community center and library; and created a South of Market community stabilization fund to offset potential economic impacts, including effects related to affordable housing, economic and community development, and community cohesion. The Plan, as evaluated in the Rincon Hill Plan EIR and as approved by the Board of Supervisors, accommodates the proposed use, design and density of the 430 Main/429 Beale Street residential podium building.

As noted in the Final EIR, "individual projects that may be proposed in the future under the Rincon Hill Plan would undergo project-level environmental review to determine whether they could generate further impacts specific to their site, time and configuration." This determination concludes that the proposed residential project at 430 Main/429 Beale Street is consistent with and was encompassed within the analysis in the program EIR for the Rincon Hill Plan, that the program EIR adequately described the impacts of the proposed 430 Main/429 Beale Street project, and identifies the applicable mitigation measures in the program EIR, as adapted for project-specific conditions described in this Certificate of Exemption. Therefore, the 430 Main/429 Beale Street project is consistent with the adopted Rincon Hill Plan, would not result in any significant effects on the environment not identified in the Rincon Hill Plan Final EIR, and no further CEQA evaluation is necessary.

Potential Environmental Effects

The Rincon Hill FEIR included analyses of environmental issues including: land use and General Plan conformity; visual quality; transportation; population and housing; air quality; shadow; wind; hazardous materials; cultural (archaeological and historical) resources; hydrology and water quality; and growth inducement. The proposed 430 Main/429 Beale Street project is in conformance with the height, use and density for the site described in the program EIR and would represent a small part of the growth that was forecast for Rincon Hill in the program EIR. Thus, the project analyzed in the program EIR included the impacts of the proposed 430 Main/429 Beale Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the program EIR. The following discussion analyzes impacts "peculiar" or particular to the project as currently designed, including assessment of project-specific impacts related to transportation, shadow, wind, air quality, and cultural (archaeological and historical) resources.

Archeological Resources

The program EIR found that excavation in the Rincon Hill Plan area that would be required for subgrade parking and building foundations could adversely affect subsurface cultural resources, although the impact could be mitigated to a less-than-significant level through one of three mitigation measures, depending on the location of subsequent development. The 430 Main/429 Beale Street project would be developed in an area previously analyzed in an area-wide archeological study. Mitigation identified in the Final EIR called for the preparation of a site-specific preliminary archaeological sensitivity study due to the site's inclusion in Archaeological Mitigation zone 2 (AMZ-2), which has been prepared for the 430 Main/429 Beale Street project and is summarized here.[1]

The site-specific sensitivity study for 430 Main/429 Beale concluded that it does not appear likely that archaeological deposits would be encountered during excavation within the project site. The project's proposed parking level would be located partially below grade. However, due to site topography and the existing foundation, the excavation would be minimal; on the Beale Street end of the site the excavation for the foundation footings would reach approximately 12 feet, and on the Main Street end of the site there would be minor excavation for the foundation footings. Based on the sensitivity study, due to minimal degree of proposed new excavation at the site, it is unlikely that any CRHR eligible archaeological resources would be encountered or adversely affected, and thus no Archaeological Research Design and Treatment Plan (ARDTP) is required for the project.

The sensitivity study concluded that it is possible that some remnants of mid-nineteenth-century fishing encampments, 1850s/1860s era industrial and/or domestic deposits, maritime remains, or dump deposits associated with 1860s-1870s land filling may exist beneath the project site, and such deposits could have the potential to be considered significant under Criterion 4 of the CR. However, due to the shallow depth of the proposed excavation, the filling and cutting that has occurred on the parcel since 1870s, and the depth of impact by the extant basement, the project does not appear to pose a significant threat to archaeological resources. With respect to the 430 Main Street parcel, the minimal excavation would be at the upper portion of the 25-28 feet of fill that has been placed above the historic water line, and thus it is unlikely that potential archaeological resources, if they still exist beneath the fill or within its oldest portions, would be affected. With respect to the 429 Beale Street parcel, it is quite unlikely that the project impacts would reach native soil and impact archaeological deposits since the project will be cutting further into a hillside that has already been cut down or on landfill placed to even out the block. These findings were verified by the Planning Department staff archeologist[2]. Therefore, no further archaeological mitigation is required.

Historic Architectural Resources

The FEIR identified significant and unavoidable impacts to historic architectural resources within the Plan area, resulting from the anticipated demolition of three known historic resources (the buildings at 347 Fremont Street and 375 Fremont Street, and the former Union Oil Company building at First and Harrison Streets) under CEQA, as well as to other potential historical resources, including buildings at 340 and 350 Fremont Street. The FEIR further states that future specific development proposals in the Plan area could affect potential historical resources not yet identified as such.

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[1] See Archeological Sensitivity Study for the Property Located at 430 Main Street and 49 Beale Street, Rincon Hill Plan Area, City and County of San Francisco, by Archeo-Tec, dated April 14, 2008.

[2] See Memorandum from Randall Dean to Rick Cooper, June 5, 2008.

Project-specific analysis of the existing buildings at 430 Main/429 Beale Street was completed and a summary is provided below.[3] The project-specific analysis concluded that the existing buildings at the project site are not historically significant.

The existing building at 429 Beale Street is a one-story over basement concrete building built in 1951 for use as a storage warehouse. The building has an ultra-plain, street facing wall set back and at an angle to Beale Street, a partially exposed south side wall, with no design treatment, and a flat roof. The project-specific historic report concluded that the existing building has no potential historical or architectural significance, because it was originally a utilitarian addition to the front building at 430 Main, was very secondary in character, and has since been substantially altered with the loss of its original street facing wall. No persons of historical importance were found to be associated with the building, and the architects are not considered as potential masters, or the building as potential merit of their opus.

The existing building at 430 Main Street is a two-story over basement, all concrete building, built in 1929 and 1931 or thereafter, with an industrial style front façade on Main Street, exposed south side and rear walls (except for the basement floor), and a flat roof. The building largely retains its original, industrial character and thus has integrity. However, neither a general nor particular basis for historical significance was found for the building. The building was used for manufacturing adhesive products for almost two decades, and thereafter as a warehouse. The companies and individuals associated with the building are not considered as institutions or person of importance to San Francisco history, and it is not associated with either an architect or an engineer.

Based on this analysis, the Planning Department Preservation staff prepared a project-specific Historic Resource Evaluation Response (HRER)[4], which concluded that the two buildings proposed for demolition are not considered historical resources. It further found that none of the eight buildings found to be historical resources in the Rincon Hill Plan EIR are adjacent to the project site and that the immediate area does not appear to be eligible as an historic district, thus the proposed project would have no adverse effect on off-site historical resources.

Air Quality

Article 38 of the San Francisco Health Code requires all newly constructed buildings containing ten or more units within the Potential Roadway Exposure Zone to perform an Air Quality Assessment to determine whether the PM 2.5 concentration at the project site is greater than 0.2 micrograms per cubic meter (0.2 ug/m3).[5] Sites where the PM 2.5 concentration exceeds the 0.2 ug/m3 threshold are required to install ventilation systems or otherwise redesign the project to reduce the PM 2.5 concentration for the habitable areas for the dwelling units. The project site is located within the Potential Roadway Exposure Zone triggering the application of San Francisco Health Code Article 38.

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[3] See Historic Architectural Evaluation Report for 430 Main Street and 429 Beale Street, Mark Hulbert of Preservation Architecture, July 7, 2007.

[4] See Historic Resource Evaluation Response (HRER), Pilar LaValley, Historic Preservation Technical Specialist, January 9, 2008.

[5] See Board of Supervisors Ordinance No. 281-08, effective January 5, 2009.

An Air Quality Assessment was completed by the San Francisco Department of Public Health (DPH) for the project site on March 7, 2008.[6] The annual PM2.5 exposure at the project site's ground level and at 20-meter elevation was recorded at 0.07 ug/m3 for the two receptors along Beale Street, and at 0.08 ug/m3 for the two receptors along Main Street. The modeling and assessment completed by DPH concluded that the PM 2.5 concentrations at the project site did not exceed the 0.2 ug/m3 threshold, and thus no mitigation or additional analysis is required.

Wind

Planning Code Section 825(d)(1) provides that new buildings cannot cause ground level wind currents to exceed the comfort criterion level of 11 m.p.h. in substantial pedestrian use areas and 7 m.p.h. in public seating areas) more than 10% of the time year-round between 7 a.m. and 6 p.m.[7] Project-specific evaluation of the probable wind impacts of the proposed project were completed and are summarized below.[8] The project-specific wind evaluation letter concluded that due to exposure, massing and orientation, the proposed building would not cause significant changes to the wind environment in pedestrian areas adjacent to the site.

Shadow

Planning Code Section 295 generally prohibits new buildings that would cast new shadow on open space that is under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. The FEIR found that, while Rincon Hill Plan Area development would not shade any open spaces subject to Section 295, there are other publicly accessible open spaces or other areas that could be subject to additional shading at certain times of the day and year. A project-specific Section 295 analysis was completed by the Planning Department, and the project was found to not have any impact on open space areas subject to Section 295.[9] In addition, the Planning Department evaluated project-specific shadow graphics to determine whether the project has an impact on other public areas, including other public gathering places or sidewalks.[10] The project-specific analysis concluded that since the project site is surrounded by the Bay Bridge and several existing taller buildings that cast existing shadow, the project would not result in any impact on public gathering spaces beyond those evaluated under Section 295, and would have a less-than-significant impact on nearby sidewalks and other public areas.

Transportation

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[6] See DPH test results prepared by Tom Rivard on March 8, 2008.

[7] It should be noted that Planning Code Section 827(f) requirements were primarily intended for the planned 400- to 500-foot tall tower projects. The likelihood that podium-height buildings, such as the project, would cause significant ground level wind currents is typically minimal.

[8] See Wind Impact Evaluation letter by Donald Ballanti, Certified Consulting Meteorologist, dated November 21, 2008.

[9] See Planning Department Shadow Fan Analysis letter, dated February 12, 2009.

[10] See Memorandum and graphics by AB Design Studio, dated March 8, 2008.

The program EIR studied 17 intersections for existing, 2020 baseline, 2020 plus project and cumulative (2020) conditions. A project-specific transportation study was completed using 12 intersections for existing, existing plus project and 2030 cumulative conditions.[11]

With the addition of the project, all 12 intersections that were studied would continue to operate with acceptable levels of service (LOS) under Existing plus Project conditions, except for the First/Folsom, First/Harrison, and Main/Harrison intersections. In all study intersections, the addition of the project did not change the LOS from the existing conditions, and the project would not cause the LOS to deteriorate at the three intersections where the LOS was found to be unacceptable. Thus, the operational impacts from the proposed project were found to not be significant.

The project would generate about 38 transit trips during the weekday PM peak hour. With respect to the PM outbound direction, the primary commute direction for the greater downtown area, the project's most critical addition to transit ridership would be about 10 trips on MUNI, and three trips on BART. The additional vehicle-trips to and from the project are not anticipated to substantially affect operation or result in any substantial conflicts with MUNI. An evaluation of the project's impacts on pedestrians, found that the project would generate 104 pedestrian trips to the adjacent sidewalks during the weekday PM peak hour. The transportation report concluded that new pedestrian trips could be accommodated by the nearby sidewalks, and the pedestrian conditions would continue to remain acceptable with the addition of the project.

The transportation study evaluated the project's parking supply and demand during the weekday midday and evening conditions. The project was estimated to have a parking shortfall of 57 spaces during the weekday midday and an 85-space shortfall during the weekday evening. The project is also estimated to generate four daily delivery/service vehicle trips, corresponding to a demand for less than one loading space during an average hour and less than one space during the peak hour of loading activities. Under Planning Code Section 151 no off-street parking is required for the project, and the proposed project is principally permitted to provide up to one space for every two dwelling units. The 113-unit project would provide 57 off-street parking spaces, the maximum principally permitted amount. Planning Code Section 152.2 does not require any loading spaces for the project, and the transportation study concluded that the loading demand could be accommodated within a yellow on-street loading space that the project sponsor has agreed to apply for, or alternatively, within existing nearby loading spaces.

San Francisco does not consider parking conditions to be a part of the permanent physical environment. The availability of on-street parking is not static, but varies with events, seasons, and economic cycles. Hence, the supply of public parking cannot be a permanent physical condition, but rather social and temporary physical conditions that fluctuate as people adjust their travel behavior. CEQA defines a parking deficit as a social effect, rather than as a significant or direct impact to the physical environment. According to CEQA, a project's social effects should be treated apart from the physical impacts. Inconvenience brought about by a parking deficiency, namely having to seek out scarce parking spaces, is therefore, not an environmental impact. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social effect (Guidelines Section 15131(a).) Secondary physical impacts might include traffic congestion, air quality impacts, safety impacts, and noise impacts. The transportation study prepared for this determination recognizes potential secondary impacts and assumes that rational persons would first search for convenient parking at or near the project site and, if unsuccessful, would then seek distant parking opportunities. Recognizing the above, the proposed project would not have a significant parking impact.

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[11] See Transportation Study for 430 Main Street, prepared by DMJM Harris/AECOM, dated November 17, 2008.

The transportation study also evaluated the consistency between its conclusions and the 2003 Rincon Hill Mixed Use District Transportation Study, by Wilbur Smith Associates, prepared for the Rincon Hill Plan. The project-specific transportation study found that the intersection operating conditions and traffic volumes between the two studies were consistent, albeit it should be noted that the 2003 Rincon Hill Transportation Study used year 2000 traffic volumes for the existing conditions, and 2020 Cumulative conditions.

Under 2030 Cumulative conditions, nine of the twelve studied intersections would operate at unacceptable conditions primarily due to the buildout of the Transbay and Rincon Hill Districts and other growth throughout San Francisco. The study found, however, that the project's contribution to potentially significant 2030 Cumulative impacts at these intersections would not be considered cumulatively considerable.

In sum, the transportation study found that all mitigation and impact assessments from the Rincon Hill plan remain applicable. The 430 Main/429 Beale Street project was found to have no direct significant traffic or parking impacts, nor would it make any cumulatively considerable contribution to significant cumulative transportation impacts.

Implementation of Program EIR Mitigation Measures

The following mitigation measures have been agreed to by the project sponsor to implement the mitigation measures identified in the Rincon Hill FEIR.

Project Mitigation Measure 1 – Construction Noise

For Projects requiring pile driving, individual project sponsors would ensure that pile be pre-drilled wherever feasible to reduce construction-related noise and vibration. No impact pile drivers should be used unless absolutely necessary. To reduce noise and vibration impacts, sonic or vibratory sheetpile drivers, rather than impact drivers, shall be used wherever sheetpiles are needed.

Construction noise is regulated by the San Francisco Noise Ordinance, Article 29 of the City Police Code. The ordinance requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 dBA at a distance of 100 feet from the source. Impact tools (jackhammers and impact wrenches) must have both intake and exhaust muffled to the satisfaction of the Director of Public Works. Section 2908 of the Ordinance prohibits construction work between 8:00 p.m. and 7:00 a.m. if noise would exceed the ambient noise level by five dBA at the project property line, unless a special permit is authorized by the Director of Public Works.

Conclusion

The program EIR for the Rincon Hill Plan incorporated and adequately addressed all potential impacts of the proposed 430 Main/429 Beale Street project. As described above, the 430 Main/429 Beale Street project would not have any additional or peculiar significant adverse effects not examined in the program EIR, nor has any new or additional information come to light that would alter the conclusions of the program EIR. Thus, the proposed 430 Main/429 Beale project would not have any new significant or peculiar effects on the environment not previously identified in the FEIR for the Rincon Hill Plan, nor would any environmental impacts be substantially greater than described in the program EIR. No mitigation measures previously found infeasible have been determined to be feasible, nor have any new mitigation measures or alternatives been identified but rejected by the project sponsor. Therefore, in addition to being exempt from environmental review under Section 15183 of the CEQA Guidelines, the proposed project is also exempt under Section 21083.3 of the California Public Resources Code (CEQA).

State CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2005.0370E**
Project Title:	**3360 20th Street**
Zoning:	NC-2 (Neighborhood Commercial - Small Scale) 50-X Height and Bulk District
Block/Lot:	3594/016
Lot Size:	4,750 square foot
Project Sponsor	David Silverman, Reuben & Junius, LLP (415)225-9178
Staff Contact:	Moises Aceves – (415) 575-9050 Moises.Aceves@sfgov.org

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26/09

PROJECT DESCRIPTION:

The project site is located on the southwest corner of 20th and Shotwell Streets, in the Mission District neighborhood. The proposed project would include demolition of the existing automotive repair structure on the site and construction of a new six-unit, four-story, structure with three residential floors above an eight-space, at-grade garage. The existing building on the site, a vacant auto body repair shop, is a one-story 21-foot-tall, 4,500 square foot (sq. ft.) structure.

(Continued on next page)

EXEMPT STATUS:

Categorical Exemption, Class 1, and 3 [State CEQA Guidelines Section 15301(l)(3), and 15303(b)]
General Rule Exclusion [(State Guidelines, Section 15061(b)(3)].

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

February 26, 2009
Date

cc:
David Silverman, Project Sponsor
D. Washington, Planning Dept.
Historic Distribution List
Supervisor Ross Mirkarimi, District 5

Bulletin Board
V. Byrd, M.D.F.
Exclusion/Exemption File
Sue, Hestor, Attorney at Law

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PROJECT DESCRIPTION (continued):

Six independently accessible parking spaces and two tandem spaces would be provided at the ground level with ingress and egress from 20th Street. The project site is within the Mission Area Plan of the Eastern Neighborhoods plan area.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the existing structure is not a historic resource.[1] As described in the attached Historic Resource Evaluation Response, the existing building is a single-story structure, rectangular in form, concrete frame with wood trusses, commercial auto repair building featuring a single-door garage storefront facing 20th Street, which is a typical example of an auto related structure built after the first half of the 20th century. The structure does not possess any character defining features or particularly noteworthy architectural embellishments. Research has not revealed information indicating that any of its owners or occupants were associated with persons that have made significant contributions to broad patterns of history. [2]

The immediate area along 20th and Shotwell Streets possesses a mixed character in terms of building types, uses and styles. The area is comprised of typical San Francisco Architecture which includes Edwardians, Italianates, Queen Anne, and industrial utilitarian buildings; however, no eligible historic district has been identified that encompasses the 3360 20th Street site or any adjacent off-site historic resources. As a result, the building does not to be appear eligible for the California Register as either an individual resource or as a contributor to a historic district.[3] Therefore, the demolition of the existing structure and construction of the proposed project would not have an adverse effect on any historic resources.

The proposed project would be consistent with the San Francisco General Plan and with its zoning designation. The site is located within a NC-2 (Neighborhood Commercial, Small-Scale) zoning district where the proposed density of development and uses would be permitted, pursuant to *Planning Code* sections 711.10 and 711.90.

Pursuant to *Planning Code* Section 711.94, the project would be permitted to provide a maximum of six off-street parking spaces, which amounts to one space for every dwelling unit. The proposed project would provide eight off-street spaces, two of which are permitted as accessory spaces. The project also would be consistent with all other applicable zoning plans and policies.

The project site appears on the State of California Hazardous Waste and Substance Site list. However, a letter from the Department of Public Health dated April 14, 1995 confirms that the remedial action for the underground storage tanks formerly located at the project site has been completed. This is confirmed in a

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[1] Memorandum from M. Snyder , Historic Preservation Technical Specialist, Historic Resource Evaluation Response 3360 20th Street, 02/21/2006.

[2] Ibid.

[3] Ibid

March 31, 2006 email from the Department of Public Health.[4] Thus, the demolition of the existing structure and construction of the proposed project would have no hazardous materials impacts.

Archeology: The project would require minor excavation to a depth of five feet below the existing basement level in order to accommodate the new elevator pit. The new building would be supported by a three-foot-deep concrete mat foundation. In a memorandum dated September 8, 2008, the Planning Department staff determined that there appear to be no CEQA-significant archaeological deposits present at the project site.[5] Accordingly, the proposed project would not adversely affect CEQA-significant archaeological resources.

Conclusion: CEQA State Guidelines Section 15301(l)(3), or Class 1, provides an exemption from environmental review for the demolition and removal of individual small structures, small commercial structures if designed for an occupant load of less than 30 persons or less. In urbanized areas, this exemption applies to the demolition of up to three such commercial buildings on sites zoned for such use. The proposed project would involve the demolition of a former commercial auto repair structure measuring approximately 4,500 sq.ft. Therefore, the proposed project meets the criterion for demolition and would be exempt under Class 1.

CEQA State Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction and location of limited numbers of new, small facilities or small structures. Examples of this exemption include but are not limited to; a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urban areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The proposed project would construct six new dwelling units above ground level parking. Therefore, the proposed project meets the criteria for a Class 3 and is exempt from environmental review.

CEQA Guidelines Section 15061(b)(3), provides an exemption from environmental review where it can be seen with certainty that the proposed project would not have a significance impact on the environment. As described above, the proposed project would have no significant environmental effects, thus it is appropriately exempt from environmental review under the General Rule Exclusion (CEQA Guidelines Section 15061(b)(3))

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, there are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. For the above reasons, it can be seen with certainty that the proposed project could not have a significant effect on the environment and is therefore exempt from further environmental review.

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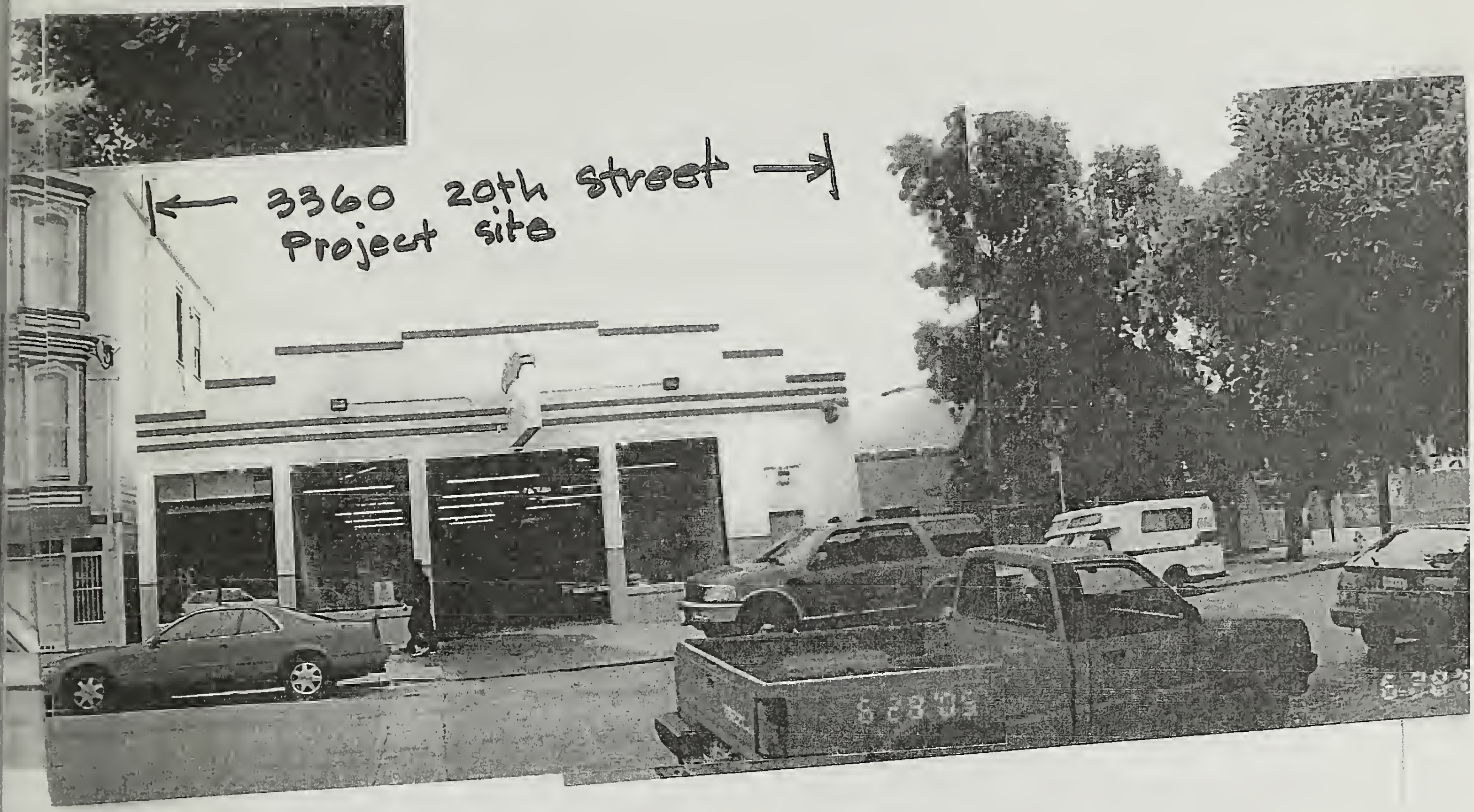
[4] Notice from the Department of Public Health . A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2005.0370 E

[5] Memorandum from Randall Dean, San Francisco Planning Department to Moises Aceves, San Francisco Planning Department, September 8, 2008. A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2005.0370E.


3360 20th Street
Project site
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received 2/21/06
R.A

PLANNING DEPARTMENT

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MAIN NUMBER (415) 558-6378	DIRECTOR'S OFFICE PHONE: 558-6411	ZONING ADMINISTRATOR PHONE: 558-6350	PLANNING INFORMATION PHONE: 558-6377	COMMISSION CALENDAR INFO: 558-6422
	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Rana Ahmadi
Project Address: **3360 20th Street**
Block: 3594 Lot: 016
Case No.: 2005.0370E
Date of Review: January 30, 2006

Planning Department Reviewer:
Mat Snyder
415-575-6891
Mathew.Snyder@sfgov.org

Preparer / Consultant
Name: Johathan Pearlman
Company: Elevation Architects
Address: 25 Lusk Alley, Suite 100
Phone: 415.537.1125
Fax: 415.537.1126
Email:

Owner
Name: Ronald J. Malia
Company:
Address: 740 Valencia Street
Phone: 415.307.1525
Fax: 415.255.9178
Email:

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
The proposal is to demolish the automotive repair structure and construct a six-unit residential structure.

Pre-Existing Historic Rating / Survey
The subject building was not included in any previous historic surveys.

Historic District / Neighborhood Context
The surrounding area is not within an identified historic district.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☒ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Preservation staff does not believe the project is eligible for the California Register of Historic Places. The structure is a typical example of an auto related structure built after the first half of the 20th Century. There is nothing particularly noteworthy about the architecture of the building that would make the building eligible under Criterion 3, "Architecture". No additional information was found about the structure's architect, G.A. Berger.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: The building appears to have retained its integrity; however, staff does not believe the building is significant.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
☐ Category B
☒ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

According to the submitted photographs, the surrounding neighborhood appears mixed in terms of types of buildings, uses, and building styles. However, like much of the Mission, the surrounding blocks include many examples of typical San Francisco architecture including flat front Italianates, Edwardians (some with Romeo configured fronts), Queen Anne, and industrial utilitarian buildings. Like anywhere else in San Francisco, the design of the proposed new building should respond the surrounding urban fabric in terms of modulation, materials, bulk, and how the building meets the street in accordance with the General Plan.

PRESERVATION COORDINATOR REVIEW

Signature ______________________
Mark Luellen, Preservation Coordinator

Date: 2-9-06

cc: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
Verna Byrd / Historic Resource Impact Review File

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2008.0794E**
Project Title:	**2115-2117 Taraval Street**
Zoning:	NC-2 (Neighborhood Commercial - Small Scale) 50-X Height and Bulk District
Block/Lot:	2394/046
Lot Size:	2,500 square foot
Project Sponsor	Kevin Ma (415)279-1578
Staff Contact:	Moises Aceves – (415) 575-9050 Moises.Aceves@sfgov.org

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16/09

PROJECT DESCRIPTION:

The proposed project includes the demolition of an existing 21-foot-tall commercial and residential building, built in 1926, and construction of a new four-story commercial, office and residential building. The existing, approximately 2,000 square foot building includes a single-story commercial space in the front and two, two-story residential units at the rear, with no off-street parking. The proposed new, approximately 5,000-square-foot building would include retail use on the ground floor, office use on the second floor and one residential unit on each of the two upper floors. No off-street parking is proposed. The project site is located mid-block on the south side of Taraval Street, between 31st and 32nd Avenues in San Francisco's Parkside neighborhood.

EXEMPT STATUS:

Categorical Exemption, Classes 1, and 3 [State CEQA Guidelines Section 15301(l)(3), and 15303 (b) and (c)].

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

March 6, 2009
Date

cc:
Kevin Ma, Project Sponsor
S. Middlebrook, Planning Dept.
Historic Distribution List
Supervisor Carmen Chu, District 4

Bulletin Board
V. Byrd, M.D.F.
Exclusion/Exemption File

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REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the existing structure is not a historic resource.[1] As described in the attached Historic Resource Evaluation Response, the existing building, built in 1926, is a double-story structure, rectangular in form, wood frame building featuring a double-door storefront facing the street, which is a typical example of commercial structures on the Taraval Street commercial strip built after the first half of the 20th century. The structure does not appear to represent a trend or the collective history of the site or area that has made a significant contribution to the broad patterns of local history. Further, research has not revealed information indicating that any of its owners or occupants were associated with persons that have made significant contributions to broad patterns of history. [2] Accordingly, the building does not to be appear eligible for the California Register of Historic Places as an individual resource.

The immediate area along Taraval Street possesses a mixed character in terms of building types and styles. The area is comprised of typical San Francisco architecture which includes modified Revival, modified Mission Revival, and contemporary infill; however, no eligible historic district has been identified that encompasses the 2115-2117 Taraval Street site or any adjacent off-site historic resources. As a result, the building does not to be appear eligible for the California Register as a contributor to a historic district.[3] Therefore, the demolition of the existing structure and construction of the proposed project would not have an adverse effect on any historic resources. [4]

Archeology: The proposed project would require minor excavation to a depth of five feet below the existing ground level in order to construct a three-foot-deep concrete mat foundation. In a memorandum dated July 14, 2008, the Planning Department staff determined that there appear to be no CEQA-significant archaeological deposits present at the project site.[5] Accordingly, the proposed project would not adversely affect CEQA-significant archaeological resources.

The proposed project would be consistent with the San Francisco General Plan and with its zoning designation. The site is located within a NC-2 (Neighborhood Commercial, Small-Scale) zoning district where the proposed density of development and uses would be permitted, pursuant to *Planning Code* sections 711.10 and 711.90.

Pursuant to *Planning Code* Section 711.94, the project would be permitted to provide a maximum of two off-street parking spaces, which amounts to one space for every dwelling unit. The proposed project would not provide off-street parking spaces. The project would be consistent with all other applicable zoning plans and policies.

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[1] Memorandum from S. Middlebrook, Historic Preservation Technical Specialist, Historic Resource Evaluation Response 2115 Taraval Street, 10/21/2008.

[2] Ibid.

[3] Ibid

[4] Ibid

[5] Memorandum from Randall Dean, San Francisco Planning Department to Moises Aceves, San Francisco Planning Department, July 14, 2008. A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2008.0794E.

Conclusion: CEQA State Guidelines Section 15303, or Class 3, provides an exemption from environmental review for the construction and location of limited numbers of new, small facilities or small structures, including a duplex or similar multi-family residential structure totaling no more than six units in urban areas (15303(b)), and a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area (15303(c)). In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. The proposed project would construct an approximately 5,000 square foot building with two residential dwellings, office and retail space in a fully urbanized area of San Francisco. Therefore, the proposed project meets the criteria for a Class 3 exemption.

CEQA State Guidelines Section 15301(l), or Class 1, provides an exemption from environmental review for the demolition and removal of individual small structures, such as a duplex or similar multi-family residential structure (15301(l)(2)) and small commercial structures if designed for an occupant load of less than 30 persons or less(15301(l)(3)). In urbanized areas, this exemption applies to the demolition of up to three such commercial buildings on sites zoned for such use. The proposed project would involve the demolition of an approximately 2,000-squre-foot commercial and residential structure. Therefore, the proposed project meets the criteria for an exemption under Class 1.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, there are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. For the above reasons, it can be seen with certainty that the proposed project could not have a significant effect on the environment and is therefore exempt from further environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

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Historic Resource Evaluation Response

MEA Planner:	Moises Aceves
Project Address:	**2115 Taraval Street**
Block/Lot:	2394/046
Case No.:	**2008.0794E**
Date of Review:	October 21, 2008
Planning Dept. Reviewer:	Sophie Middlebrook (415) 558-6372 | sophie.middlebrook@sfgov.org

PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project includes demolishing the existing one-story, mixed-use building, and constructing a new, four-story mixed-use building with offices, commercial space, and two residential units. According to the County Assessor's records, the existing structure measures approximately 2,000 square feet. As proposed, the new structure will measure approximately 5,000 square feet.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1926; however, the Spring Valley Water records indicate that the subject building was connected to the municipal water supply in 1923. The architectural style of the subject building indicates that the subject building was constructed in the very early 1920's. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.[1]

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the south side of Taraval Street, between 31st and 32nd Avenues within an NC-2 Zoning District and a 50-X Height and Bulk District, in the Parkside neighborhood. The subject block consists primarily of one-story commercial structures, with a limited number of two-story structures located on the north side of the block. A single four-story structure is located across the street from the subject building. A mix of architectural styles and uses characterizes Taraval Street at this location, including mixed-use buildings constructed in modified revival styles, and commercial structures constructed in styles that include modified Mission Revival and contemporary infill. The subject building is typical of the single-story commercial buildings on the neighborhood commercial strip, with a storefront topped by a parapet that conceals a sloped roof. It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

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[1] Please see "Preservation Bulletin #16," available online at:
http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

As noted above, the subject building appears to have been constructed sometime between 1920 and 1925. The subject property appears to be among the early wave of residential construction on the block. However, the subject building does not appear to represent a trend or the collective history of the site or area that has made a significant contribution to the broad patterns of local history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

The original building permit provided by the project sponsor indicates that the subject building was constructed by Benjamin Schiner, and the first known owner of the subject building was Carl J. Schiner. No persons of known historical significance appear to have been associated with the subject property.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a wood frame, mixed use building with ground floor commercial space and store front on Taraval Street, with two dwelling units at the rear. The store front is framed in metal with a recessed entrance on the west end of the street-facing façade. The façade is detailed with tile and stucco, which extends up to the parapet above the non-historic awning.

The subject building does not appear to have specific characteristics that appear to definitively embody an authentic type, period, region, or method of construction, and does not appear individually eligible for the California Register.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☐ Retains	☒ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Notes: It appears that the subject building has been altered since its original construction. Most significantly, the original storefront configuration appears to have been altered. Permits were granted in both 1984 and 1997 to make changes to the street facing elevation that included combining storefronts, replacing and reconfiguring the display windows, and adding the awning.

It does not appear that the subject property is a contributor to a potential historic district.

As noted above, it does not appear that the subject building is individually eligible for the California Register.

3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project**

to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

---

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the subject building does not appear to be an historic resource, nor does the subject property appear to be located within a potential designated historic district.

PRESERVATION COORDINATOR REVIEW

Signature: Matt   Date: 10/22/08

Matt Weintraub, *Acting Preservation Coordinator*

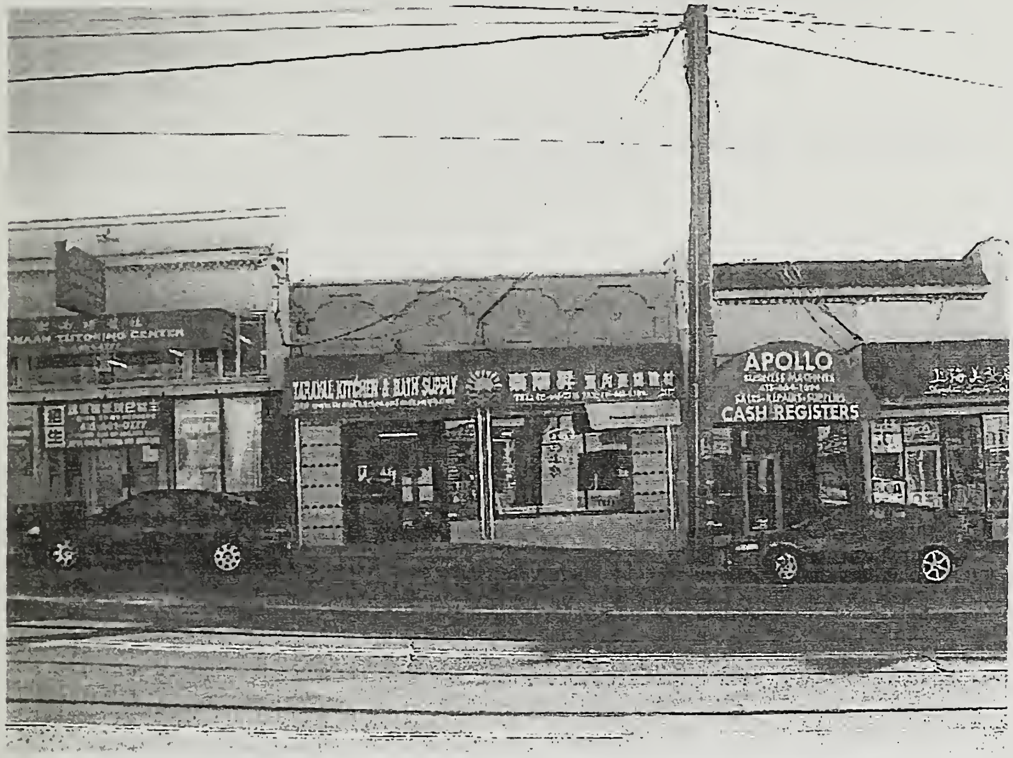
CC:

Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

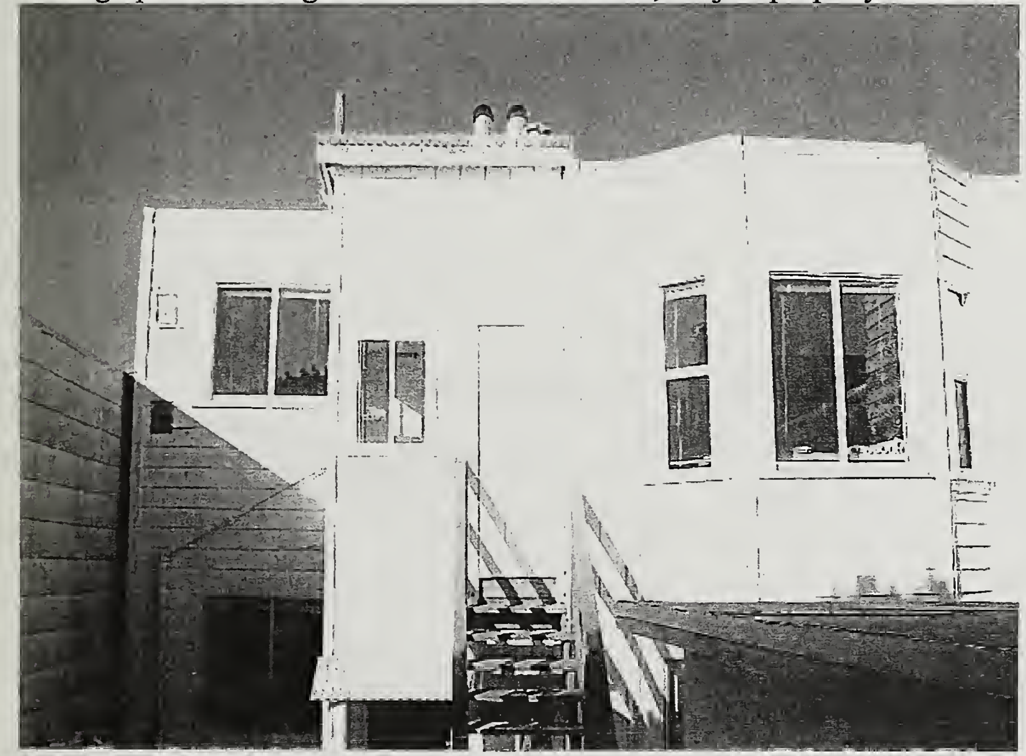
G:\DOCUMENTS\historic\2115 Taraval Street.doc

PROPERTY DESCRIPTION / CONSTRUCTION HISTORY

Current Photographs-Photos:


NAAN TUTORING CENTER
TARAVAL KITCHEN & BATH SUPPLY
APOLLO
CASH REGISTERS

Photograph 3: looking from front Taraval Street; subject property



Photograph 4: looking from back of property

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Certificate of Determination
Exemption from Environmental Review

Case No.: **2006.1082E**
Project Title: **95 – 97 Leland Avenue**
Zoning: NC-2 (Small-Scale Neighborhood Commercial District)
40-X Height and Bulk District
Block/Lot: 6250/ 028 and 037
Lot Size: 6,238 square feet
Project Sponsor Reza Khoshnevisan, Authorized Agent for Owner
Joseph Talmadge, (415) 922-0200
Staff Contact: Chelsea Fordham – (415) 575-9071
Chelsea.Fordham@sfgov.org

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C58
#59
3/6/09

PROJECT DESCRIPTION:

The 6,238 square-foot project site is located on the south side of Leland Avenue between Desmond Street to the east and Peabody Street to the west in San Francisco's Visitacion Valley neighborhood. The project site currently contains two buildings; the primary building located at the front of the site is a 2,633-square-foot, two-story, mixed-use building with two dwelling units over two commercial units and the secondary building located in the rear of the site is a 1,200 square-foot, single-family residence with attached garage. The primary mixed-use building at the front of the site was constructed in approximately 1908 and the single-family residence and accessory garage at the rear of the site were constructed in 1912 and 1918 respectively.

EXEMPT STATUS:

Categorical Exemption, Class 32 [State CEQA Guidelines Section 15332]

REMARKS:

Please see the next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Environmental Review Officer

March 6, 2009
Date

cc: Reza Khoshnevisan, Project Sponsor
Delvin Washington, Neighborhood Planning Southeast Team
Tom Evans, San Francisco Redevelopment Agency
Supervisor Sophie Maxwell, District 10
VirnaLiza Byrd, M.D.F
Historic Preservation Distribution List
Lisa Pagan, MOEWD

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PROJECT DESCRIPTION (CONTINUED):

The proposed project involves the construction of vertical and horizontal additions to the existing mixed-use building to construct a 15,740 square-foot, four-story, mixed-use building with 1,940-square-feet of ground floor commercial space, eight residential units, and eight off-street parking spaces, following the demolition of the existing rear single-family residence and attached garage. The proposed addition would be constructed in a horseshoe shape around the existing building; however, portions of the building would appear to be a separate structure. The project site is within the Visitacion Valley Redevelopment Area. The proposed project also would require discretionary review for demolition of the rear residential structure per Board of Supervisor's Resolution No. 122-07.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the buildings located at 95 – 97 Leland Avenue are a historical resource as defined by CEQA. As described in the attached Historic Resource Evaluation Response (HRER) memorandum dated July 31, 2007, 95 Leland Avenue appears to be eligible for listing in the California Register of Historical Resources as an individual resource under Criteria 1 (Events) and Criteria 3 (Architecture).

The primary mixed-use building at 95 Leland Avenue (Lot 037) has a street address of 91 - 93 Leland Avenue. This structure is a 2,633-square-foot, two-story, mixed-use building with two residential units over a commercial store, which was constructed in approximately 1908. The adjacent property at 97 Leland Avenue (located on both Lot 028 and 037) is occupied by a 1,200 square-foot, one-story, single-family residence with an attached garage, both of which are located in the southwest corner at the rear of the lots. The cottage and adjacent garage were constructed in approximately 1912 and 1918, respectively.

The mixed-use building located on Lot 037 appears to be eligible for individual listing on the California Register of Historic Places. It is one of the earliest extant structures from the initial development of the Leland Avenue Neighborhood Commercial District, linking it to the early development of Visitacion Valley. Therefore, it is associated with a specific event that has made a significant contribution to broad patterns of local history and appears to be eligible for the California Register under Criterion 1, Events.[1] The subject building also retains a majority of its historic fabric from the construction of a second floor addition in 1908 and appears to be eligible for the California Register under Criterion 3, Architecture.[2] Additionally, the subject building retains a high degree of integrity with respect to location, association, design, workmanship, setting, materials, and feeling.[3] Therefore, the subject property is considered a historic resource under CEQA.

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[1] Memorandum from Tim Frye, Preservation Technical Specialist, to Debra Dwyer, Environmental Planner, Major Environmental Analysis, July 31, 2007.

[2] Ibid.

In contrast, the rear single-family residence and its accessory garage located at the rear of Lots 028 and 037 does not appear to be eligible for individual listing on the California Register based on events, persons, or architecture. Although constructed within the same general timeframe as the front building, it lacks the characteristics that would associate it with the early development of the Leland Avenue Neighborhood Commercial District. Although it retains a modest amount of historic integrity, it does not possess characteristics that would make it eligible for the California Register. For all of these reasons, the building at the rear of the property was determined not to be a historic resource as defined by CEQA.

The Planning Department preservation staff assessed whether the proposed project, which would include an addition to the primary mixed-use building and the demolition of the rear single-family residence and garage, would result in a substantial adverse change to the historical resource. The HRER memorandum dated February 15, 2007 found that the plans dated August 29, 2006 were not consistent with the Secretary of the Interior Standards, in that the integrity of the existing building would be significantly impaired. The HRER stated that the original plans only preserved the first eight feet of the building depth, and that the new larger building would overwhelm the tiny portion of the existing building. To avoid a significant impact, the HRER states that the entire front façade, with generally the same materials must be retained, as well as the front massing so that the structure continues to appear to be two-stories from the front with its current modulation. The HRER stated that horizontal and vertical additions would be permitted; however, they should aim to do the following: 1) be designed so that any horizontal additions to the sides read as separately modulated buildings; 2) setback any vertical addition sufficiently so that the building continues to read as a two story building with the existing second story cornice reading as the top of the building; and 3) retain a sufficient depth of the existing building to retain the building's existing structural integrity.[4] Following this determination, revised plans were submitted to the Planning Department on July 10, 2007. As discussed in the HRER dated July 31, 2007, Planning Department preservation staff found that the revised plans would comply with the Secretary of Interior Standards because the proposed additions were redesigned in a manner that minimized their impact on the identified historic resource. The vertical rooftop addition was redesigned to be minimally visible from the public right-of-way because it is set back 21 feet from the Leland Avenue building elevation; and the side egress stair along the other side of the subject property was substantially set back to maintain the visibility of the existing side elevation. The ground floor commercial space would also continue to operate as such. Additionally, all of the proposed materials would be compatible with the existing building and the overall design would not create a false sense of historicism. Even though the unique characteristics of the site would allow the proposed additions to be substantially visible from the public right of way, the Planning Department preservation staff believes that the subject building would continue to convey its significance as a historic resource. Therefore, the proposed project, as revised, would not have an adverse effect on the significance of this historical resource.[5]

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[3] Ibid.

[4] Memorandum from Tim Fyre, San Francisco Planning Department to Debra Dwyer, San Francisco Planning Department, February 15, 2007. A copy of this memorandum is attached.

The project site is located within an NC-2 (Small-scale Neighborhood Commercial) zoning district in Visitacion Valley. The surrounding neighborhood is comprised of primarily two-story residential buildings with small-scale neighborhood-serving commercial uses on Leland Avenue and on Bayshore Boulevard. The majority of the buildings on the subject block were constructed between the late 1920s and early 1930s with a few buildings constructed in 1900. The subject property is not within a designated historic district, nor is it in a previously identified potential historic district. As described above, the proposed project was found to comply with the Secretary of Interior Standards. Therefore, it was determined that the demolition of the rear single-family residence and attached garage, and addition to the mixed-use building would not have an adverse effect on off-site historical resources.[6] Thus, the proposed project would not have a significant adverse impact on any historic resources as defined by CEQA.

Due to the proposed foundation work, the Planning Department conducted a study to determine if any archeological resources would be impacted. In a memorandum dated January 24, 2007, the Planning Department staff determined that there appear to be no CEQA-significant archeological deposits present at the project site.[7] The foundation work has the potential to disturb soils; however, the proposed ground disturbance effects would be shallow and limited to less than three feet below ground surface (b.g.s). Therefore, the proposed project would not adversely affect CEQA-significant archeological resources

In-Fill Development

California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

a) The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.

Existing Zoning

The proposed project would be consistent with the San Francisco General Plan and with the applicable zoning designations. The project site is within a NC-2 (Small-Scale Neighborhood Commercial) use district where retail use at the ground floor and residential use at the second floor and above are principally permitted. At 40 feet in height, the proposed buildings would comply with the 40-X height and bulk district.

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[5] Ibid.

[6] Ibid.

[3] Memorandum from Debra Dwyer/Randall Dean, San Francisco Planning Department, January 24, 2007. A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2006.1082E.

The San Francisco Planning Code (Planning Code) requires that the rear yard within an NC-2 district be at least 25 percent of the total lot depth, and provided at the second level and above. The lot depth for the project site is 100 feet. The project would provide a rear yard of 25 ½ feet at the second floor and above and would therefore comply with the Planning Code with respect to the rear yard. Pursuant to Planning Code Section 151, off-street parking is not required for retail uses of 5,000 square feet or less. The proposed project would include 1,940 square feet of commercial space on the ground floor and would not be required to provide off-street parking. Section 151 of the Planning Code also requires that one off-street parking space be provided for each residential unit. The proposed project would include eight off-street parking spaces in the ground floor garage and would therefore comply with Planning Code Section 151.

Pursuant to Planning Code Section 143, street trees shall be planted by the property owner or developer for the construction of an addition of gross floor area equal to 20 percent or more of the gross floor area of the existing building, and a minimum of a 15-gallon size tree is required for each 20 feet of frontage of the property along each street or alley, or any remaining fraction of frontage that is 10 feet or more. Street trees may be located either within a setback area on the lot or within the public right-of-way. Currently, there are no street trees in front of the subject property. The project site has 62 1/2 feet of street frontage, and the proposal would include the planting of three new 15-gallon size street trees, to be located within the public right-of-way, which would satisfy the requirements of Planning Code Section 143.

Visitacion Valley/Schlage Lock Master Plan

The proposed project is located within the proposed Visitacion Valley/Schlage Lock Master Plan area. The Plan area is divided into two Development Districts designated as Zone 1 and Zone 2. Zone 1 is the area considered for significant reuse and includes the Schlage Lock site itself, which includes the former Schlage factory grounds and the former Southern Pacific Railroad area. Zone 2, which includes the project site, is comprised of properties along Bayshore Boulevard west of the Schlage site, and properties along Leland Avenue, which dead-ends into the Schlage site. Within Zone 1, the Schlage Lock site, the Development Controls and Design Guidelines of the Plan would regulate the land use, new construction, including residential and commercial design elements, building massing, parking controls, and relationship of buildings to the public realm. The Development Controls and Design Guidelines would take precedence over the San Francisco Planning Code within Zone 1. Within Zone 2, new development on private and publicly-owned property is subject only to the Design Guideline of the Master Plan. Within Zone 2 individual projects must generally be consistent with the Design Guideline, which would be a major criteria used in their review and approval. In Zone 2, the San Francisco Planning Code would regulate the mandatory aspects of development such as land use, height, massing, etc, and the Development Controls would not apply.

The project's consistency with the Visitacion Valley/Schlage Lock Master Plan controls is provided for informational use only because the Plan has not yet been adopted; therefore, the proposed project is not subject to the proposed Design Guidelines of the Plan.

Under the proposed Visitacion Valley/Schlage Lock Master Plan, the goals for the Leland Avenue commercial corridor are to "utilize economic development to instigate revitalization of the Leland Avenue corridor." [8] In addressing the urban design for Leland Avenue, the Plan further states, "Land uses along Bayshore Boulevard and Leland Avenue (Zone 2) would generally be ground floor commercial, including retail and small business service uses, with residential uses above the first story, consistent with current development patterns in Zone 2." The proposed project is generally consistent with the goals of the proposed Visitacion Valley/Schlage Lock Master Plan Area.

Under the proposed Visitacion Valley/Schlage Lock Plan, the proposed project would be subject to the Design Guidelines, which are intended to direct buildings and site design to be generally consistent with the Development Controls of the Schlage Lock site. The Design Guidelines for the Plan area includes guidelines for sustainable site development, land use, building development, building height, massing, setbacks, retail entrances, facade design, roof design, private open spaces, lighting, signage, parking, loading, bicycle use, and the public realm including streets, blocks, and open space. The Design Guidelines were developed to create an eco-friendly model of green urban development. For example the Design Guidelines include guidelines for: 1) new construction to be designed to current green building standards; 2) for new building roofs to be used as open spaces or "green roofs"; and 3) new construction to have stormwater management plans to retain rainwater on-site. The proposed project would not comply with these proposed Design Guidelines; however, the proposed project is not subject to these guidelines because the Plan is not yet adopted.

b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The project site consists of two lots that total 0.14 acres (6,238 square feet) within a fully developed area of San Francisco. The project site is located on a block consisting of a mix of one- and two-story residential buildings as well as neighborhood-serving commercial uses, including several restaurants, a pharmacy, and a few laundromats. Thus, the proposed project would be characterized as an in-fill development substantially surrounded by urban uses.

c) *The project site has no habitat for endangered, rare or threatened species.*

The project site is within a developed area that is completely covered with existing buildings and paved surface, and does not provide habitat for any endangered, rare, or threatened plant or animal species.

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[8] San Francisco Planning Department and the San Francisco Redevelopment Agency, Visitacion Valley/Schlage Lock Design for Development Draft Plan for adoption, October 2008.

d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic

Using the Planning Department's 2002 Transportation Impact Analysis Guidelines for Environmental Review (October 2002), the project would generate an estimated 369 average daily person-trips. Of these, about 40 daily person trips would be during the PM peak-hour. These daily trips would be distributed among several modes of transportation, including 234 vehicular person-trips, 63 transit trips, 64 walking person trips, and 7 by "other means."[9] Based on the mode split and average automobile occupancy of 1.69 persons per vehicle for the proposed area, there would be approximately 138 daily vehicular trips of which 15 would be during the PM peak-hour. This additional traffic would not be substantial relative to the existing capacity of the surrounding street system and would be mostly be undetectable to residents and drivers in the area. Therefore, the proposed project would not result in any significant adverse traffic impacts.

The anticipated project-generated eight PM peak-hour person-trips utilizing public transit would be distributed among the 9, 9X, 9BX, and 56 MUNI bus lines and the T-Third streetcar providing service to the project vicinity. Together, these lines provide at least 26 public transit trips in each direction during the PM peak-hour.[10] Therefore, the eight project-generated public transit trips would not have a significant impact upon public transit service.

As described above, the proposed project would be required to provide eight off-street parking spaces for the residential development and none for the commercial space. The project is proposing to have eight off-street parking spaces in the ground floor garage that would be accessed from Leland Avenue. Based on the 2002 Transportation Impact Analysis Guidelines for Environmental Review, demand for parking would be 24 parking spaces, which would include 12 parking spaces for the retail space, and 12 parking spaces for residential use. While the proposed off-street parking spaces would be less than the anticipated parking demand, the parking deficit is considered to be a less-than-significant impact, regardless of the availability of on-street parking under existing conditions.

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel. Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines § 15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or walking) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." As discussed above, the project area is well served by public transit, which provides an alternative to auto travel. The increased parking demand resulting from the proposed project would not substantially alter the existing character of the area-wide parking situation. The proposed project would therefore, result in a less-than-significant environmental effect related to parking.

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[9] San Francisco Planning Department. *2002 Transportation Impact Analysis Guidelines for Environmental Review,* October 2002. U.S. Census Bureau, Census 2000, Journey to Work Data Set, Summary File 3, Matrices P30, P31, P33, P34 for Census Tract 264.03.

[10] San Francisco Municipal Transportation Agency, Most (& Least) Frequent Service, accessed September 4, 2007 online at http://www.sfmta.com/cms/mroutes/FrequentService.htm.

For the reasons given above, there would not be an expected significant environmental impact resulting from the project with respect to traffic and parking.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The proposed project use is residential with 1,940 square feet of ground floor commercial use. The project would not cause a doubling in traffic volumes, and therefore, would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by the occupants and commercial area would be considered typical and generally acceptable in an urban area, and would not be considered a significant impact. The proposed construction would generate noise and possible vibration that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated through Article 29 of the Police Code, and would be temporary and intermittent. Considering the above discussion, the proposed project would not result in a significant impact with respect to noise.

Air Quality

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects that the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The BAAQMD considers residential projects greater than 510 apartment units, office projects greater than 280,000 gross-square-feet, and retail development greater than 87,000 gross-square-feet to result in potentially significant vehicular emission impacts. The proposed project would create eight residential units with 1,940 square feet of ground floor commercial space and would not exceed the minimum standards. Therefore, no significant air quality impacts would be generated by the proposed project.

The California Air Resources Board (CARB) established its statewide comprehensive air toxics program in the early 1980s. CARB created California's program in response to the Toxic Air Contaminant Identification and Control Act (AB 1807, Tanner 1983) to reduce exposure to air toxics. CARB identifies 244 substances as Toxic Air Contaminants (TACs) that are known or suspected to be emitted in California and have potential adverse health effects. Public health research consistently demonstrates that pollutant levels are significantly higher near freeways and busy roadways. Human health studies demonstrate that children living within 100 to 200 meters of freeways or busy roadways have poor lung function and more respiratory disease; both chronic and acute health effects may result from exposure to TACs. In 2005, CARB issued guidance on preventing roadway related air quality conflicts, suggesting localities "avoid siting new sensitive land uses within 500 feet of a freeway [or other] urban roads with volumes of more than 100,000 vehicles/day."[11] However, there are no existing federal or state regulations to protect sensitive land uses from roadway air pollutants.

The San Francisco Department of Public Health (DPH) has issued guidance for the identification and assessment of potential air quality hazards and methods for assessing the associated health risks.[12] Consistent with CARB guidance, DPH has identified that a potential public health hazard for sensitive land uses exists when such uses are located within a 150-meter (approximately 500-foot) radius of any boundary of a project site that experiences 100,000 vehicles per day. To this end, San Francisco added Article 38 of the San Francisco Health Code, approved November 25, 2008, which requires that, for new residential projects of 10 or more units located in proximity to high-traffic roadways, as mapped by DPH, an Air Quality Assessment be prepared to determine whether residents would be exposed to potentially unhealthful levels of $PM_{2.5}$. Through air quality modeling, an assessment is conducted to determine if the annual average concentration of $PM_{2.5}$ from the roadway sources would exceed a concentration of 0.2 micrograms per cubic meter (annual average).[13] If this standard is exceeded, the project sponsor must install a filtered air supply system, with high-efficiency filters, designed to remove at least 80 percent of ambient $PM_{2.5}$ from habitable areas of residential units.

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[11] California Air Resources Board, *2005 Air Quality and Land Use Handbook: A Community Health Perspective*, http://www.arb.ca.gov/ch/landuse.htm, accessed September 8, 2008.

[12] San Francisco Department of Public Health, *Assessment and Mitigation of Air Pollutant Health Effects from Intra-urban Roadways: Guidance for Land Use Planning and Environmental Review*, May 6, 2008, http://dphwww.sfdph.org/phes/publications/Mitigating_Roadway_AQLU_Conflicts.pdf, accessed September 8, 2009.

[13] According to DPH, this threshold, or action level, of 0.2 micrograms per cubic meter represents about 8 – 10 percent of the range of ambient PM2.5 concentrations in San Francisco based on monitoring data, and is based on epidemiological research that indicates that such a concentration can result in an approximately 0.28 percent increase in non-injury mortality, or an increased mortality at a rate of approximately 20 "excess deaths" per year per one million population in San Francisco. "Excess deaths" (also referred to as premature mortality) refer to deaths that occur sooner than otherwise expected, absent the specific condition under evaluation; in this case, exposure to PM2.5. (San Francisco Department of Public Health, Occupational and Environmental Health Section, Program on Health, Equity, and Sustainability, "Assessment and Mitigation of Air Pollutant Health Effects from Intra-urban Roadways: Guidance for Land Use Planning and Environmental Review, May 6, 2008. Twenty excess deaths per million based on San Francisco's non-injury, non-homicide, non-suicide mortality rate of approximately 714 per 100,000. Although San Francisco's population is less than one million, the presentation of excess deaths is commonly given as a rate per million population.)

The project site, at 95-97 Leland Avenue is not located within the Potential Roadway Exposure Zone, as mapped by DPH. Thus, the proposed project is not expected to result in a significant impact from exposure of sensitive receptors to high concentrations of roadway-related pollutants.

Project-related demolition, excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. Although there are federal standards for air pollutants and implementation of state and regional air quality control plans, air pollutants continue to have impacts on human health throughout the country. California has found that particulate matter exposure can cause health effects at lower levels than national standards. The current health burden of particulate matter demands that, where possible, public agencies take feasible available actions to reduce sources of particulate matter exposure. According to the California Air Resources Board, reducing ambient particulate matter from 1998-2000 levels to natural background concentrations in San Francisco would prevent over 200 premature deaths.

Dust can be an irritant causing watering eyes or irritation to the lungs, nose and throat. Demolition, excavation, grading and other construction activities can cause wind-blown dust to add to particulate matter in the local atmosphere. Depending on exposure, adverse health effects can occur due to this particulate matter in general and also due to specific contaminants such as lead or asbestos that may be constituents of soil.

In response, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes generally referred hereto as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI).

The Ordinance requires that all site preparation work, demolition, or other construction activities within San Francisco that have the potential to create dust or to expose or disturb more than 10 cubic yards or 500 square feet of soil comply with specified dust control measures whether or not the activity requires a permit from DBI. The Director of DBI may waive this requirement for activities on sites less than one half-acre that are unlikely to result in any visible wind-blown dust.

The project sponsor and the contractor responsible for construction activities at the project site shall use the following practices to control construction dust on the site or other practices that result in equivalent dust control that are acceptable to the Director. Dust suppression activities may include watering all active construction areas sufficiently to prevent dust from becoming airborne; increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water must be used if required by Article 21, Section 1100 et seq. of the San Francisco Public Works Code. If not required, reclaimed water should be used whenever possible. Contractors shall provide as much water as necessary to control dust (without creating run-off in any area of land clearing, and/or earth movement. During excavation and dirt-moving activities, contractors shall wet sweep or vacuum the streets, sidewalks, paths and intersections where work is in progress at the end of the workday. Inactive stockpiles (where no disturbance occurs for more than seven days) greater than 10 cubic yards or 500 square feet of excavated materials, backfill material, import material, gravel, sand, road base, and soil shall be covered with a 10 millimeter (0.01 inch) polyethylene plastic (or equivalent) tarp, braced down, or use other equivalent soil stabilization techniques.

For projects over one half-acre, the Ordinance requires that the project sponsor submit a Dust Control Plan for approval by the San Francisco Health Department. DBI will not issue a building permit without written notification form the Director of Public Health that the applicant has a site-specific Dust Control Plan, unless the Director waives the requirement. Interior-only tenant improvement projects that are over one-half acre in size that will not produce exterior visible dust are exempt from the site-specific Dust Control Plan requirement. The proposed project is not over one half-acre; therefore, the project sponsor would not have to comply with these guidelines.

Site-specific Dust Control Plans shall require the project sponsor to: submit a map to the Director of Health showing all sensitive receptors within 1000 feet of the site; wet down areas of soil at least three times per day; provide an analysis of wind direction and install upwind and downwind particulate dust monitors; record particulate monitoring results; hire an independent, third-party to conduct inspections and keep a record of those inspections; establish shut-down conditions based on wind, soil migration, etc.; establish a hotline for surrounding community members who may be potentially affected by project-related dust; limit the area subject to construction activities at any one time; install dust curtains and windbreaks on the property lines, as necessary; limit the amount of soil in hauling trucks to the size of the truck bed and securing with a tarpaulin; enforce a 15 mph speed limit for vehicles entering and exiting construction areas; sweep affected streets with water sweepers at the end of the day; install and utilize wheel washers to clean truck tires; terminate construction activities when winds exceed 25 miles per hour; apply soil stabilizers to inactive areas; and to sweep off adjacent streets to reduce particulate emissions. The project sponsor would be required to designate an individual to monitor compliance with dust control requirements. However, as mentioned above, the project site is not over one half-acre and would not have to comply with these guidelines.

These regulations and procedures set forth by the San Francisco Building Code would ensure that potential dust-related air quality impacts would be reduced to a level of insignificance.

Water Quality

The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and stormwater would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

e) The site can be adequately served by all required utilities and public services.

The project site is located in a dense urban area where all required utilities and public services and facilities are available; no expansion of public services or utilities is anticipated.

Visual Quality

Design and aesthetics are by definition subjective and open to interpretation by decision makers and members of the public. A proposed project would be considered to have a significant adverse effect on visual quality only if it would cause a substantial and demonstrable negative change. The proposed project would not have such change. As described above, the proposed building envelope for height and massing meets Planning Code requirements for NC-2 (Small-scale Neighborhood Commercial) zoning district. However, the proposed project may interrupt or alter some private views over the existing site, particularly from the adjacent residents of the project site. While this change could be considered undesirable by the affected residents, and would be an issue for the Planning Commission to consider in with regard to approval or disapproval of the proposed project, it would not be considered a significant environmental impact on visual quality under CEQA in the densely built urban environment of San Francisco.

Hazards and Hazardous Materials

The City has adopted an ordinance (Ordinance 253-86, signed by the Mayor on June 27, 1986), which requires analyzing soil for hazardous wastes within specified areas, known as the Maher area, when over 50 cubic yards of soil are to be disturbed and on sites specifically designated by the Director of Public Works.[14] The project site falls outside the boundary of the Maher Ordinance and, therefore, would not be subject to this ordinance.

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[14] The Maher Ordinance applies to that portion of the City bayward of the original high tide line, where past industrial uses and fill associated with the 1906 earthquake and bay reclamation often left hazardous waste residue in soils and groundwater. The ordinance requires that soils must be analyzed for hazardous wastes if more than 50 cubic yards of soil are to be disturbed.

A Phase I and Phase II Environmental Site Assessment (ESA) were prepared for the project site.[15;16] The Phase I ESA reviews and summarizes previous environmental documents prepared for other sites in close proximity to the project site, lists current and past operations, reviews environmental agency databases and records, reports site reconnaissance observations, and discusses potential contamination issues. The Phase II ESA generally involves subsurface testing of soil and/or groundwater to define the presence, absence, or extent of hazardous materials impacts in areas of known or suspected contamination. The information presented in the Phase I and Phase II ESAs for the project site are summarized below.

The subject lot has historically been used for several different uses including residential and commercial uses. A portion of the subject lot which has the address of 93 Leland Avenue was operated as a dry cleaner from 1954 to 1989. The Phase I could not identify any underground storage tanks for dry cleaning solvents nor could it verify if the dry cleaners was an operating cleaners or an agent. Based on the historical use as a dry cleaner since 1954, and the potential that it had a dry-cleaning plant since this time, this current and historical use is considered a recognized environmental concern. Therefore, a limited Phase II site investigation was recommended for the subject property.

The limited Phase II for the subject property was conducted in order to determine if any dry cleaning solvents had been released at the site and may impact the current and future site development. The Phase II installed three exploratory soil borings and soil vapor sampling points in the vicinity of the former dry cleaners building. Soil vapor and soil samples were collected from each of the boring sites. The soil samples and soil vapors were analyzed to determine the total petroleum hydrocarbons as Stoddard Solvent and halogenated volatile organic compounds.

The results of the Phase II assessment determined that Stoddard Solvent and halogenated volatile organic compounds were not detected in the soil samples. The results of the soil vapor samples indicated that the constituents found in the soil vapor analysis were below the Regional Water Quality Control Board's (RWQCB) Environmental Screening Levels (ESL's) for residential and commercial land uses. Based on the result of the Phase II assessment it was determined that no further action is required for the site and any potential impacts associated with hazardous materials from any dry cleaning solvents would be a less-than-significant level. [17]

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[15] PIERS Environmental Services, Inc., Phase I Environmental Site Assessment for 95-97 Leland Avenue, San Francisco, California, October 18, 2007.

[16] PIERS Environmental Services, Inc., Limited Phase II Environmental Site Assessment for 93 Leland Avenue, San Francisco, California, November 25, 2008.

[17] City and County of San Francisco Department of Public Health, Division of Occupational and Environmental Health, letter to Joseph Talmadge and Reza Khoshnevisan, Sia Consulting Corporation, December 17, 2008. This document is on file and available for public review by appointment at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, as part of the project file 2006.1082E.

Building Asbestos. Due to the age of the existing structures, asbestos-containing materials may be found within the existing on-site structure proposed to be demolished and altered. Section 19827.5 of the California Health and Safety Code, adopted January 1, 1991, requires that local agencies not issue demolition or alteration permits until an applicant has demonstrated compliance with notification requirements under applicable Federal regulations regarding hazardous air pollutants, including asbestos. The BAAQMD is vested by the California legislature with authority to regulate airborne pollutants, including asbestos, through both inspection and law enforcement, and is to be notified ten days in advance of any proposed demolition or abatement work.

Notification includes the names and addresses of operations and persons responsible; description and location of the structure to be demolished/altered including size, age and prior use, and the approximate amount of friable asbestos; scheduled starting and completion dates of demolition or abatement; nature of planned work and methods to be employed; procedures to be employed to meet BAAQMD requirements; and the name and location of the waste disposal site to be used. The District randomly inspects asbestos removal operations. In addition, the BAAQMD will inspect any removal operation concerning which a complaint has been received.

The local office of the State Occupational Safety and Health Administration (OSHA) must be notified of asbestos abatement to be carried out. Asbestos abatement contractors must follow state regulations contained in 8CCR1529 and 8CCR341.6 through 341.14 where there is asbestos-related work involving 100 square feet or more of asbestos containing material. Asbestos removal contractors must be certified as such by the Contractors Licensing Board of the State of California. The owner of the property where abatement is to occur must have a Hazardous Waste Generator Number assigned by and registered with the Office of the California Department of Health Services in Sacramento. The contractor and hauler of the material is required to file a Hazardous Waste Manifest which details the hauling of the material from the site and the disposal of it. Pursuant to California law, the Department of Building Inspection (DBI) would not issue the required permit until the applicant has complied with the notice requirements described above.

These regulations and procedures, already established as a part of the permit review process, would insure that any potential impacts due to asbestos would be reduced to a less-than-significant level.

Lead-Based Paint. Because of the age of the existing building it may contain lead-based interior or exterior paint. Demolition must comply with Chapter 34, Section 3407 of the San Francisco Building Code, Work Practices for Lead-Based Paint on Pre-1979 Buildings and Steel Structures. Where there is any work that may disturb or remove lead paint on any building built on or before December 31, 1978, or any steel structures to which lead-based paint disturbance or removal would occur, and exterior work would disturb more than 100 sf or 100 linear feet of lead-based paint, Chapter 34 requires specific notification and work standards, and identifies prohibited work methods and penalties.

Chapter 34 contains performance standards, including establishment of containment barriers, at least as effective at protecting human health and the environment as those in the Department of Housing and Urban Development (HUD) Guidelines (the most recent Guidelines for Evaluation and Control of Lead-Based Paint Hazards) and identifies prohibited practices that may not be used in disturbance or removal of lead-based paint. Any person performing work subject to the ordinance shall make all reasonable efforts to prevent migration of work debris beyond containment barriers during the course of the work, and any person performing regulated work shall make all reasonable efforts to remove all visible lead paint contaminants from all regulated areas of the property prior to completion of the work.

The ordinance also includes notification requirements, contents of notice, and requirements for signs. Notification includes notifying bidders for the work of any paint inspection reports verifying the presence or absence of lead-based paint in the regulated area of the proposed project. Prior to commencement of work, the responsible party must provide written notice to the Director of the Department of Building Inspection of the location of the proposed project; the nature and approximate square footage of the painted surface being disturbed and/or removed; anticipated job start and completion dates for the work; whether the responsible party has reason to know or presume that lead-based paint is present; whether the building is residential or nonresidential, owner-occupied or rental property, approximate number of dwelling units, if any; the dates by which the responsible party has or will fulfill any tenant or adjacent property notification requirements; and the name, address, telephone number, and pager number of the party who will perform the work. (Further notice requirements include Sign When Containment is Required, Notice by Landlord, Required Notice to Tenants, Availability of Pamphlet related to protection from lead in the home, Notice by Contractor, Early Commencement of Work [by Owner, Requested by Tenant], and Notice of Lead-Contaminated Dust or Soil, if applicable.) The ordinance contains provisions regarding inspection and sampling for compliance by DBI, and enforcement, and describes penalties for non-compliance with the requirements of the ordinance.

These regulations and procedures established by the San Francisco Building Code would ensure that potential impacts associated with lead-based paint disturbance during construction activities would be reduced to a level of insignificance.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on May 22, 2007 to the owners and occupants of properties adjacent to the project site and interested parties. One member of the public expressed their concerns relating to potential parking problems in the neighborhood, the size of the new building including its height, the potential for the proposed project to result in a loss of privacy for nearby properties with skylights, and potential impacts of construction including possible damage to private property. Parking and traffic were discussed under "Traffic" and on page 5 regarding consistency with applicable general plan and zoning designations. Additionally, the potential interruption or alteration to private views were discussed under "Visual Quality", and as mentioned above, the height and mass of the proposed project is consistent with the subject parcel's zoning designation. The proposed construction activities for the eight unit residential addition could be considered undesirable by affected residents; however, the construction activities are not expected to result in any significant impacts to private property and are considered standard in the densely built urban environment of San Francisco. Additionally, all construction activities must follow the procedures established by the San Francisco Building Code and are considered as a part of the permit review process. The environmental impacts of the proposed project are discussed in the appropriate sections above, and no significant adverse environmental impacts have been identified.

Conclusion

As discussed above, the proposed project is an in-fill development that meets the above conditions and would have no significant environmental effects. For all of the above reasons, the proposed project is appropriately exempt from environmental review under Class 32.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically provides that a categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. Although the structure on the project site is a historical resource under CEQA, after analyzing the proposed project the Planning Department preservation staff concluded that it would not cause a substantial adverse change in the historical resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project is an in-fill development that meets the above conditions, and would have not significant environmental effects. For the above reasons, the proposed project is appropriately exempt from environmental review.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Debra Dwyer
Project Address: **91-95 Leland Avenue.**
Block: 6250 Lot: 037
Case No.: 2006.1082E
Date of Review: July 31, 2007

Planning Department Reviewer:
Tim Frye
415-575-6822
tim.frye@sfgov.org

Preparer / Consultant
Name: Michelle Taylor
Company: Sia Consulting
Address: 1256 Howard Street
SF, CA 94103
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Owner
Name: Joseph Talmadge
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SF, CA 94134
Phone: (415) 308-6900
Fax:
Email:

PROPOSED PROJECT

☒ Demolition
☒ Alteration

Project description:

The proposal is to demolish a rear cottage and incorporate the existing two-story, mixed-use structure along Leland Avenue into a new development with a unified circulation system. . The overall structure will be retained, however, side, rear, and rooftop additions are part of the proposal. The rooftop addition will have a 21' setback from the Leland Avenue elevation. .

Pre-Existing Historic Rating / Survey

The County Assessor records indicate that the building was constructed in 1908. The subject building is not included on any historic surveys, and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

Historic District / Neighborhood Context

The subject building is located in the Leland Avenue commercial corridor. According to Sanborn Fire Insurance Maps, the subject building was one of the earliest developed in the immediate area. The existing context is mixed in building styles and construction dates. Most buildings are about two stories in height, mainly comprised of small-scale commercial structures designed in the Mission Revival style, sometimes with modest Art Deco inspired motifs or finishes. The subject property is not located within a designated historic district or a previously identified potential historic district.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒Yes ☐No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is eligible for the register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

Based on the supplied information, the subject building is one of the earliest extant structures from the initial development of the Leland Avenue Neighborhood Commercial District making it a tangible link to the early development of Visitacion Valley. The rear building, while constructed within the same general timeframe lacks the characteristics that would associate it with the early development of this neighborhood commercial area.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

No persons of known historical significance appear to have been associated with the subject property.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building at the front of the lot appears to be eligible for the California Register. The smaller structure at the rear does not possess the characteristics that would identify it as eligible for the California Register; its design is neither unique nor is it an example of outstanding craftsmanship.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
association.	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**materials,**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: The front building retains the majority of its historic fabric from the construction of the second-floor addition in 1908.

The rear structure retains a modest amount of historic integrity, however, it does not posses the characteristics that would identify it as eligible for the California Register.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)	☒ Historical Resource Present (Continue to 4.)	☐ Category A (1/2) ☒ Category B ☐ Category C

Notes: The front building only has been determined to be a historic resource for the purposes of CEQA

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☒ See below explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: Staff has worked with the Project Sponsor to revise the proposal to comply with the Secretary of the Interior's Standards. The project site consists of two lots, Lots, 28 and 37, with the subject building located in the center. The proposed additions will be constructed in a horseshoe shape around the historic resource.

The side addition, constructed on Lot 28, will be three stories over a ground f-floor entrance and garage. Its design is contemporary and will appear to be an entirely separate structure from that of the subject building.

A vertical or rooftop addition will be constructed over the subject building, located on the adjacent Lot 37, this portion of the addition will be two-stories in height and will be set back 21' from the Leland elevation of the structure.

Lot 37 is considerably wider than a standard lot at 37'-6" feet. A second partially enclosed egress star will be constructed on the other side of the subject building. It is proposed to rise three-stories in height and will be setback approximately 20' from the Leland Avenue property line.

While the unique characteristics of the site will allow the proposed additions to be substantially visible from the public rights-of-way, staff believes that the subject building will continue to convey its significance as a historic resource and the proposed additions have been sculpted in a manner to minimize their impact on the identified historic resource. In sum, the proposed project meets the Secretary of the Interior's Standards. The construction of the new structure on Lot 28, technically an addition, will read as a separate structure. The vertical rooftop addition will be minimally visible from the public rights-of-way because it is setback 21' from the Leland Elevation, and finally, the side egress stair along the other side of the subject property is substantially setback to maintain the visibility of the existing side elevation. The ground-floor commercial space within the subject building will continue to operate as such. All proposed materials will be compatible with the subject building and the overall design will and proposal will not create a false sense of historicism.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the

project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes:

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

Notes: Currently there is no indication that the subject building is located within a potential historic district. It is the determination of Staff that the proposed project will not have a negative impact on any potential off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature ______________ Date: 7-31-07
Mark Luellen, Preservation Coordinator

cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

Superceded

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Debra Dwyer
Project Address: **93-95 Leland Avenue**
Block: 6250 Lot: 037 and 028
Case No.: 2006.1082E
Date of Review: February 15, 2007

Planning Department Reviewer:
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Mathew.Snyder@sfgov.org

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Owner
Name: Joseph Talmadge
Company:
Address: 480 5th Street
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PROPOSED PROJECT

☐ Demolition
☒ Alteration

Project description:
The proposal is to demolish the rear cottage, demolish at least the rear half portion of the front structure, and build a large vertical and horizontal addition to the front structure. The resulting structure would include eight dwelling units, eight off street parking spaces and a ground floor commercial space. The front façade would be maintained with a vertical addition setback by eight-feet at the third floor and then setback again by 12-feet at the fourth floor (for a total of 20-feet at the fourth floor). The existing structure would be incorporated into a larger building with a unified circulation system.

Pre-Existing Historic Rating / Survey
The subject building has not been rated nor included in any surveys.

Historic District / Neighborhood Context
The subject structure is on the Leland Avenue commercial corridor. Studies are ongoing to make streetscape improvements; the street has also been incorporated into the Visitacion Valley Redevelopment Study Area. The subject property is not part of an identified historic district. The buildings on the block were constructed during various periods with relatively few dating back to the construction date of the subject building, according to the Sanborn Insurance Maps.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒Yes ☐No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes: Staff believes that the front structure is potentially significant, while the rear structure is not significant. The front building, while architecturally unexceptional, typifies San Francisco development along commercial corridors, today described as Neighborhood Commercial Districts. This particular building is one of the original buildings to the Leland Neighborhood Commercial District, thereby making it an original artifact of the development of Visitacion Valley. The rear building, while also built within the same general timeframe, does not typify neighborhood commercial development and did not serve as a precedent for the neighborhood's development, and therefore is not significant.

2.) **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: Staff disagrees with the preparer of the HRE that the building has lost its integrity. While the second story may have been built at a later date from the first story, it was still during a very early and formative period for the area. The structure has retained its integrity from 1908, the construction date of the second story. The internal, structural and storefront alterations that have been made throughout the structure's life are typical for a building of this age and do not constitute enough change for the structure to have lost its integrity. Rather, the building has retained a very high level of architectural integrity particularly relative to the neighboring structures on Leland. Staff does not believe the rear building is significant; therefore a discussion of its integrity is moot.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present
(Go to 6. below)

☒ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☒ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

To avoid a significant adverse impact, the entire front façade, with generally the same material must be retained. The front massing of the building must also be retained so that the structure continues to rear as a two-story structure from the front with its current modulation. Horizontal and vertical additions would be permitted but they should aim to do the following: (1) be designed so that any horizontal addition to the sides read as separately modulated buildings; (2) setback any vertical addition sufficiently so that the subject building continues to read as a two story building with the existing second story cornice reading as the top of the building; (3) retain a sufficient depth of the existing building to retain the building's existing structural integrity. Ideally, any further improvements to the property would be done in a separate (or separate) buildings. Other options would be to articulate the separation between the existing building and its additions with articulated "separators".

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

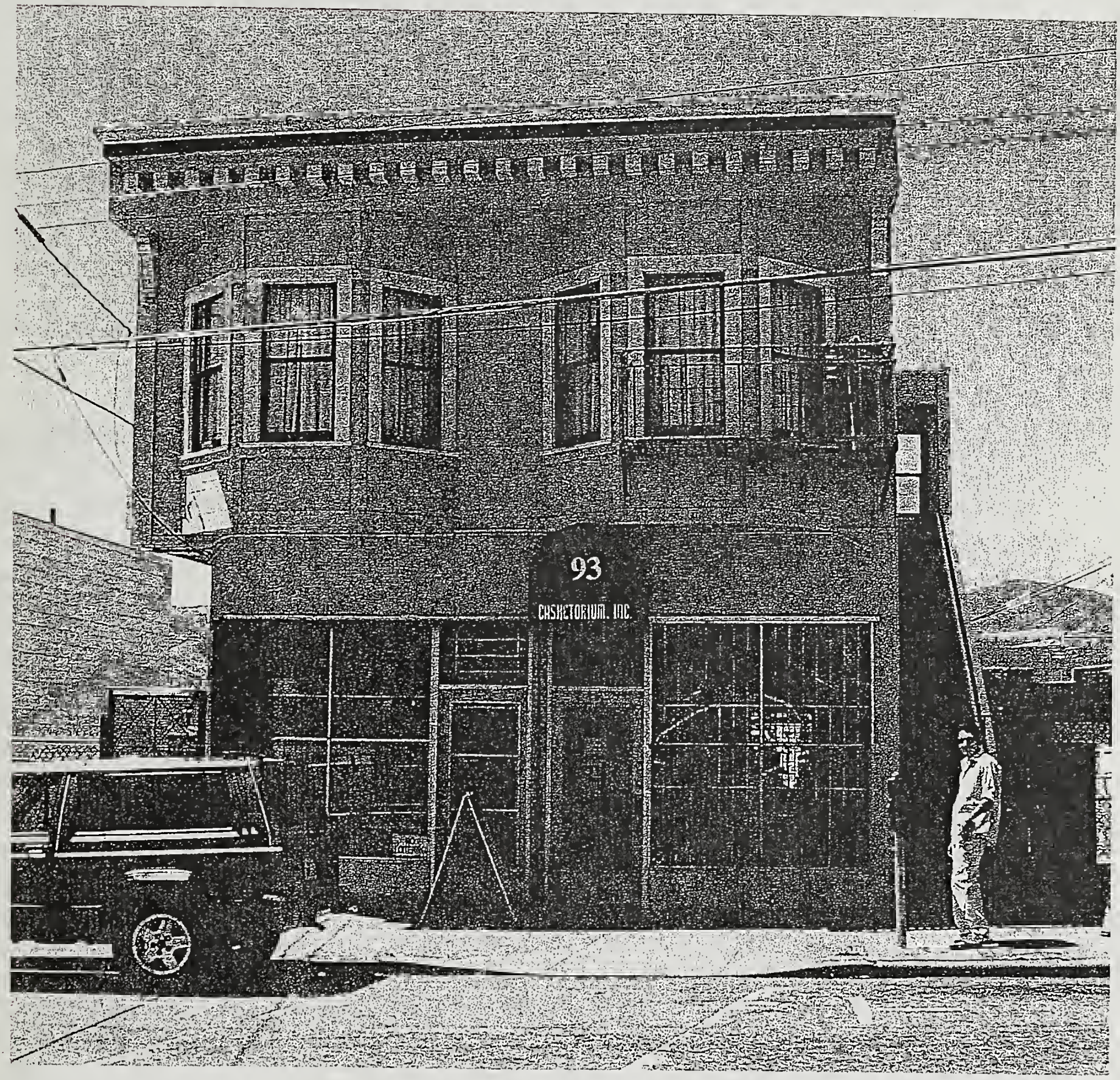
Staff does not believe the existing design meets the Secretary of Interior's Standards in that the integrity of the existing building would be significantly impaired. Horizontal and vertical additions are possible on the property, but not with the current design. The design reads as preserving only the first eight-feet of the original building's depth and then sticking in on a new building. A design that aims to meet the Secretary of Interior's Standards should aim to preserve the existing structure to a meaningful depth and percentage of structure. For the existing building, the building should be preserved to at least to a depth equal to the side second story entry. Staff believes that any setback should be set to this line as well. Staff encourages the project sponsor to consider ways to incorporate separate circulation systems that will help the side additions operate more independently and therefore would more easily read as separate buildings. The current design looks like a new and much larger building completely enveloping and overwhelming a tiny portion of the existing building.

PRESERVATION COORDINATOR REVIEW

Signature
Mark Luellen, Preservation Coordinator

Date 2-22-07

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Verna Byrd / Historic Resource Impact Review File
Ken Rich, Citywide Planning
Adam Varat, Citywide Planning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CASKETORIUM, INC.

SAN FRANCISCO
PLANNING DEPARTMENT

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Information:
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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2008.0907E**
Project Address:	**1 Market Street**
Zoning:	C-3-O (Downtown Office) District 150-X/200-S Height and Bulk District
Block/Lot:	Block 3713, Lots 006 and 007
Lot Size:	113,119 and 45,165 square feet
Project Sponsor:	Jim Abrams, Gibson, Dunn & Crutcher – 415 393-8370, representing PPF Paramount One Market Plaza Owners, L.P. – 415 576-2663
Staff Contact:	Jeremy D. Battis – 415 575-9022 jeremy.battis@sfgov.org

SF
C58
#59
3/6/09

PROJECT DESCRIPTION:

The project site is the Southern Pacific Building complex, which includes the 11-story, Southern Pacific Building constructed in 1917 and a designated a Category I historic resource under Article 11 of the Planning Code, and 43-story and 27-story office towers, both constructed in 1976. The proposed project would reconfigure approximately 9,899 square feet (sq ft) of existing ground-floor lobby and storage space and construct a 1,645-sq ft, one-story, enclosed canopy enlargement on the parcel's Mission Street side. The proposed project would result in approximately 4,345 sq ft of new restaurant space and about 7,199 sq ft of new retail space. The proposed project also includes restoration of the Spear Street and Steuart Street facades of the Southern Pacific Building, including creation of a new Spear Street building entrance. The existing complex contains 92 off-street parking spaces; no new parking is proposed. The historic building's primary Market Street façade would remain unchanged. The project site is within the block bounded by Market Street to the north, Steuart Street to the east, Mission Street to the south, and Spear Street to the west in the Financial District neighborhood. The proposed project would require a variance from the public open space requirement.

EXEMPT STATUS:

Categorical Exemption, Class 32 [State CEQA Guidelines, Section 15332]

GOVERNMENT
DOCUMENTS DEPT

MAR 11 2009

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REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

March 6, 2009
Date

cc:
Jim Abrams, Project Sponsor
A. Ben-Pazi, Planning Dept.
Distribution List

Historic Distribution List
Bulletin Board / M.D.F.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the subject building, the Southern Pacific Building at 1 Market Street, constructed in 1917, is a Category I building under Article 11 of the *Planning Code* and the Downtown Plan.[1] The building also appears eligible for separate listing on the National and California Registers of Historic Places, is listed in the *Here Today* survey of San Francisco's historically-significant structures, and received a San Francisco Heritage rating of "A", indicating that the building is of the highest significance under that survey. The Planning Department's Historic Resources Inventory records the building as a "major Market Street landmark, long prominent as the first large building visible to Bay commuters leaving the Ferry Building, located at the end of the important view down California Street. Also one of the earliest major corporate headquarters buildings in the city. Built as headquarters for the railroad system inaugurated by the Big Four's Central Pacific [and Southern Pacific Railroads and affiliated lines] in 1869." The subject building is therefore a presumed historic resource under the Planning Department's CEQA Review Procedures. In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department considered whether the proposed project would result in a substantial adverse change to the historic resource.

Based in part on information presented within a Historic Resource Evaluation submittal,[2] the Department determined that all proposed building modifications would comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Secretary of the Interior's Standards) and would not result in a substantial adverse change to the historic resource.[3] As described in greater detail in the attached Historic Resource Evaluation Response (HRER) memorandum, the Department's preservation technical specialist has verified that there would be no modifications to the front façade of the historic 1 Market Street building. Moreover, the HRER memorandum identified no historically-compromising components within the proposed physical modifications. Rather, the analysis within the HRER memorandum shows that the proposed new building entry, internal floor plan modifications, and small rear addition would result in minimal change to defining historic materials, features, characteristics, and spatial relationships. Proposed exterior alterations would occur at the western Spear Street and eastern Steuart Street facades. A small one-story canopy building enlargement would occur at the rear of the parcel within the non-historic 1979 east tower addition, along the complex's southern Mission Street façade. Thus, the character and form of the historic building as an 11-story, early twentieth century, Beaux Arts-style office building would be retained and preserved.

For the reasons described above, the proposed project would be consistent with the Secretary of the Interior's Standards and would not result in a significant adverse impact to a historic resource. Because the proposed project has been found to meet the Secretary of the Interior's Standards, it would not cause a substantial adverse change to the historic resource under CEQA and may therefore be found to be exempt from environmental review if other criteria are satisfied. As described below, the project meets the criteria for exemption from environmental review under Class 32.

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[1] Under Article 11, Category I buildings are "Buildings of Individual Importance and Excellent in Architectural Design."

[2] *Southern Pacific Building, Supplemental Information Form, 1 Market Street*, San Francisco, CA, by Shannon Ferguson, Page & Turnbull, July 18, 2008. This document is available for public review by appointment as part of Case File No. 2008.0907E at 1650 Mission Street, Suite 400, San Francisco, CA 94103.

[3] *Historic Resource Evaluation Response* (HRER) memorandum for 1 Market Street, San Francisco, CA, from Tim Frye, Preservation Technical Specialist, to Jeremy Battis, Major Environmental Analysis. January 16, 2009 (*attached*).

In-Fill Development: CEQA State Guidelines Section 15332, or Class 32, provides an exemption for projects characterized as in-fill development meeting the conditions described below:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with pertinent zoning designation and regulations.

The proposed project is consistent with the San Francisco General Plan and with applicable zoning designations. The project site is located within the C-3-O (Downtown Office) district where the proposed modifications would be permitted. The proposed ground-floor retail and restaurant uses that would result from the proposed physical modifications would not represent a substantial change from existing uses present on the site. The project applicant is seeking a variance from *Planning Code* Section 138 which requires that one square foot of publicly-accessible open space be required for every 50 feet of office space. Approval of the variance request would be needed to enlarge the building by approximately 1,645 sq ft at the rear of the parcel, and to reduce the existing publicly-accessible open space by approximately the same amount. The proposed project's retail and restaurant uses are consistent with the area's General Plan designation.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site is located within a densely developed area of San Francisco's downtown Financial District, an area consisting of small blocks, high-density urban development, and a mix of uses. The project site is approximately 158,364 sq ft, or 3.64 acres in size. Thus, the proposed project would occur within city limits on a project site that is less than five acres, and would therefore be properly characterized as an in-fill development surrounded by urban uses.

(c) The project site has no value as habitat for rare, threatened, or endangered species.

The existing project site is covered entirely by buildings or impervious material. There is no substantial vegetation on the site. Thus, the site has no value as habitat for rare, threatened, or endangered species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic

Using the Planning Department's 2002 Transportation Impact Analysis Guidelines for Environmental Review (October 2002), the proposed project is estimated to generate approximately 1,732 daily person-trips. Of these, about 156 daily person-trips would be during the PM peak-hour. These daily trips would be distributed among various modes of transportation, including 492 vehicle trips, 295 transit trips, 745 walking person-trips, and 199 by "other means." Based on the mode split and average automobile occupancy of 1.77 persons per vehicle for non-work trips[4] within the proposed area, there would be about 274 daily vehicular trips, of which 25 would be during the PM peak-hour. This additional traffic would not be substantial relative to the existing capacity of the surrounding street system and would be mostly undetectable to residents and drivers in the area. Therefore, the proposed project would not result in any significant adverse traffic impacts.

---

[4] 2000 Census - Journey to Work Data for Census Tract 105, available at www.census.gov

The proposed project would not be required to provide off-street parking spaces as per Planning Code Section 151.1(a). Based on the 2002 Transportation Impact Analysis Guidelines for Environmental Review, demand for parking is estimated to be for 28 spaces. The resulting parking deficit is considered to be a less-than-significant impact, regardless of the availability of on-street parking under existing conditions.

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, day to night, month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents, should however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines §15131a). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles, or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The project area is well-served by public transit, which provides alternatives to auto travel. Therefore, the creation of, or increase in parking demand resulting from, a proposed project that cannot be met by existing or proposed parking facilities would not be considered a significant effect.

Transit

The proposed project would result in 295 daily transit trips, of which 27 trips would be in the p.m. peak hour. These trips would be distributed among various Muni routes and among regional providers, including BART. All nearby transit services (with the exception of the Muni Metro lines that run under Market Street) are known to have excess capacity that could accommodate this incremental demand. Thus, the proposed project would be expected to have no significant effects related to transit.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels discernable to most people. As described above, the proposed project would not cause a doubling in traffic volumes and therefore would not result in a substantial increase in the ambient noise level in the project vicinity. Although some increase in noise would be associated with the construction phase of the project, such occurrences would be limited to certain hours of day and would be temporary in nature. Thus, no significant noise impacts would be associated with the proposed project.

Air Quality

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects, which the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the proposed project.

Water Quality

The proposed project would not generate substantial additional wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. The proposed additions would be serviced by the City's combined sewer system, which already serves the existing building's existing uses. The proposed project would not result in a substantial increase in intensity of use. Furthermore, the City's combined sewer system possesses sufficient capacity to accommodate the incremental increase in demand, if any, associated with the proposed project. Thus, the project would not result in significant effects related to water quality.

(e) The site can be adequately served by all required utilities and public services.

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is anticipated.

PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on February 13, 2009 to addresses within a 300-foot radius of the project site and to potentially interested parties. One comment letter was received voicing opposition to the proposed restaurant use because the area has an abundance of existing restaurants and out of concern that the proposed project would result in additional demand for parking and public resources such as water. The issue of an over-saturation of restaurant use in the immediate area would not be considered an environmental effect. The issues of traffic and parking have been addressed in the transportation discussion above. The issue of use of adequate resources has been addressed in the utilities and public services section above.

CONCLUSION

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the project would not result in a substantial adverse change to a historic resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. Therefore, the proposed project would be exempt under the above-cited classification. For the above reasons, the proposed project is exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner:	Jeremy Battis
Project Address:	**1 Market Street**
Block/Lot:	3713/006, 007
Case No.:	**2008.0907E**
Date of Review:	January 16, 2009
Planning Dept. Reviewer:	Tim Frye (415) 575-6822 | tim.frye@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal includes interior modifications to the Atrium, the Concourse, the office-building lobbies of the Spear and Steuart Street office towers. Modifications also include selective repair, reconfiguration or replacement of ground-floor retail storefronts along Spear Street, Steuart Street and Mission Street to enhance the pedestrian experience around the building and to properly situate the interior improvements. Proposed alterations to the subject building will be limited to the ground-floor storefronts along Spear Street (west façade) and Steuart Street (east façade), and include a new secondary entry from Spear Street into the Atrium through an east-west orientated restaurant/retail arcade. The primary Market Street façade (north) of the subject building will remain untouched as will all existing storefronts at One Market Restaurant and Bank of America.

PRE-EXISTING HISTORIC RATING / SURVEY

Historically known as the Southern Pacific Building, the subject building was constructed in 1917 by the architecture firm of Bliss & Faville and is a Category I building under Article 11 of the Planning Code.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located at the corner of Market and Steuart Streets, adjacent to the Embarcadero and along the northern waterfront at the edge of the financial district and the Port of San Francisco/Embarcadero National Register District.

The neighborhood is currently characterized by a mixture of office, residential and commercial buildings that range in height from three to twenty-seven stories of masonry, concrete, and steel and glass construction.

---

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☐ No ☒ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:
Notes: The Department concurs with the information provided by Page & Turnbull, dated July 3, 2008. The subject building is a Category I (Significant) building under Article 11 of the Planning Code. It is individually eligible for the California Register under the Events Criterion for its association with the Transcontinental Railroad and under the Architecture Criterion for its association with the renowned local firm of Bliss & Faville as well as a fine example of Beaux Arts design.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

The exterior of the subject building retains a very high level of integrity and retains almost all of its historic character-defining features. The interior public spaces have been heavily remodeled and modernized several times and possess little, if any, historic fabric. Additionally, no fabric remains of the historic storefronts.

---

3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present (*Go to 6. below*) ☒ Historical Resource Present (*Continue to 4.*)

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

The proposed project meets the Secretary of the Interior's Standards for Rehabilitation, specifically,

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

No historic fabric shall be removed as part of the proposal. The proposed new storefronts are based on historic photographs and other documented evidence. The installation of contemporary, yet, compatible storefront systems shall improve the exterior of the resource and its ability to convey its significance The proposed canopy and signage is contemporary, simple in design, and appropriate in design, finish, attachment, size, and location. It does not detract from any of the character-defining features of the subject building; it is confined within the historic opening over the main entrance. All storefront work evaluated is based on the architectural drawings dated January 15, 2009.

---

5. **Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or**

cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes:

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 01-20-09

Sophie Middlebrook, *Acting Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

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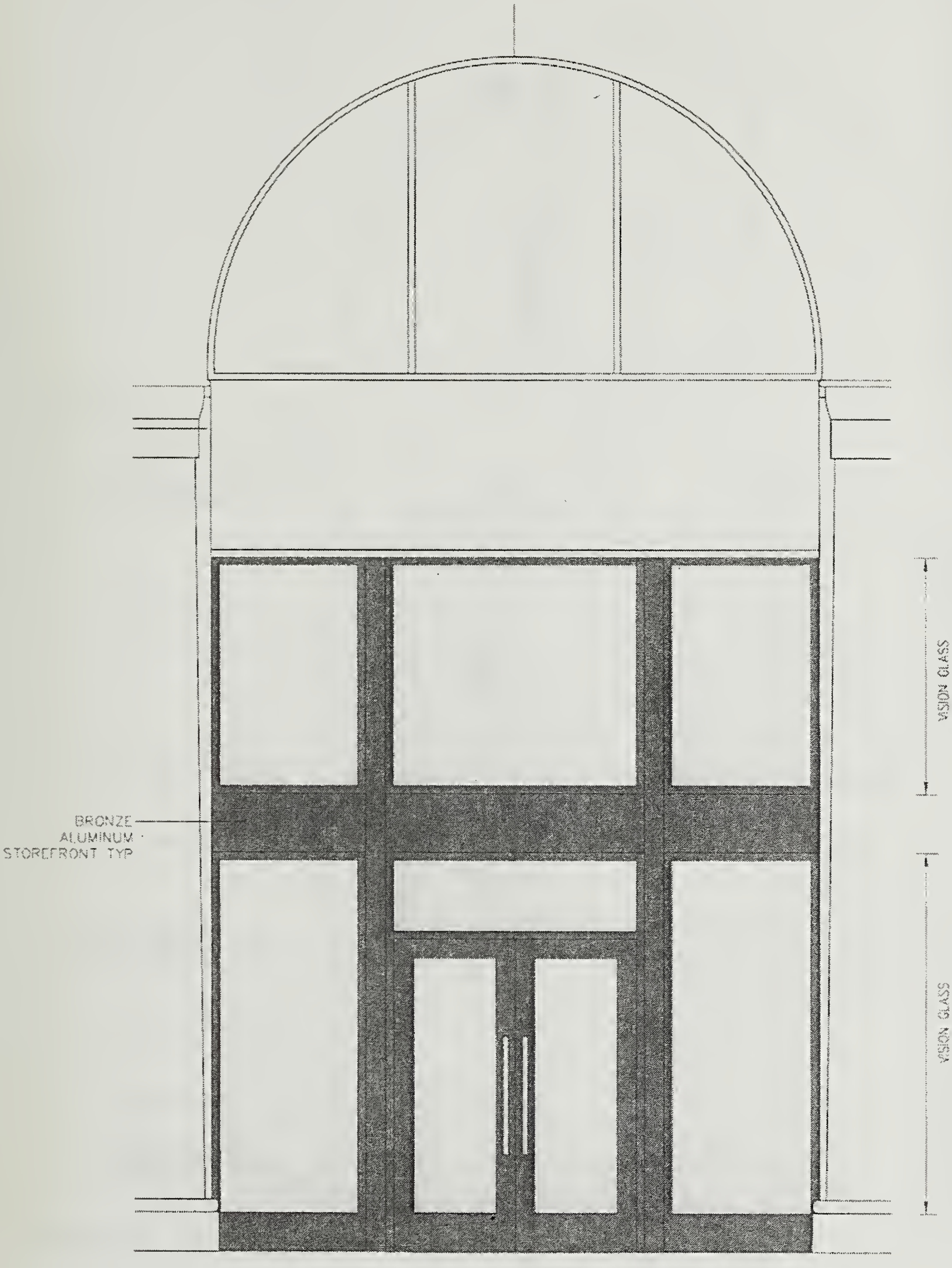
BRONZE
ALUMINUM
STOREFRONT TYP
VISION GLASS
VISION GLASS

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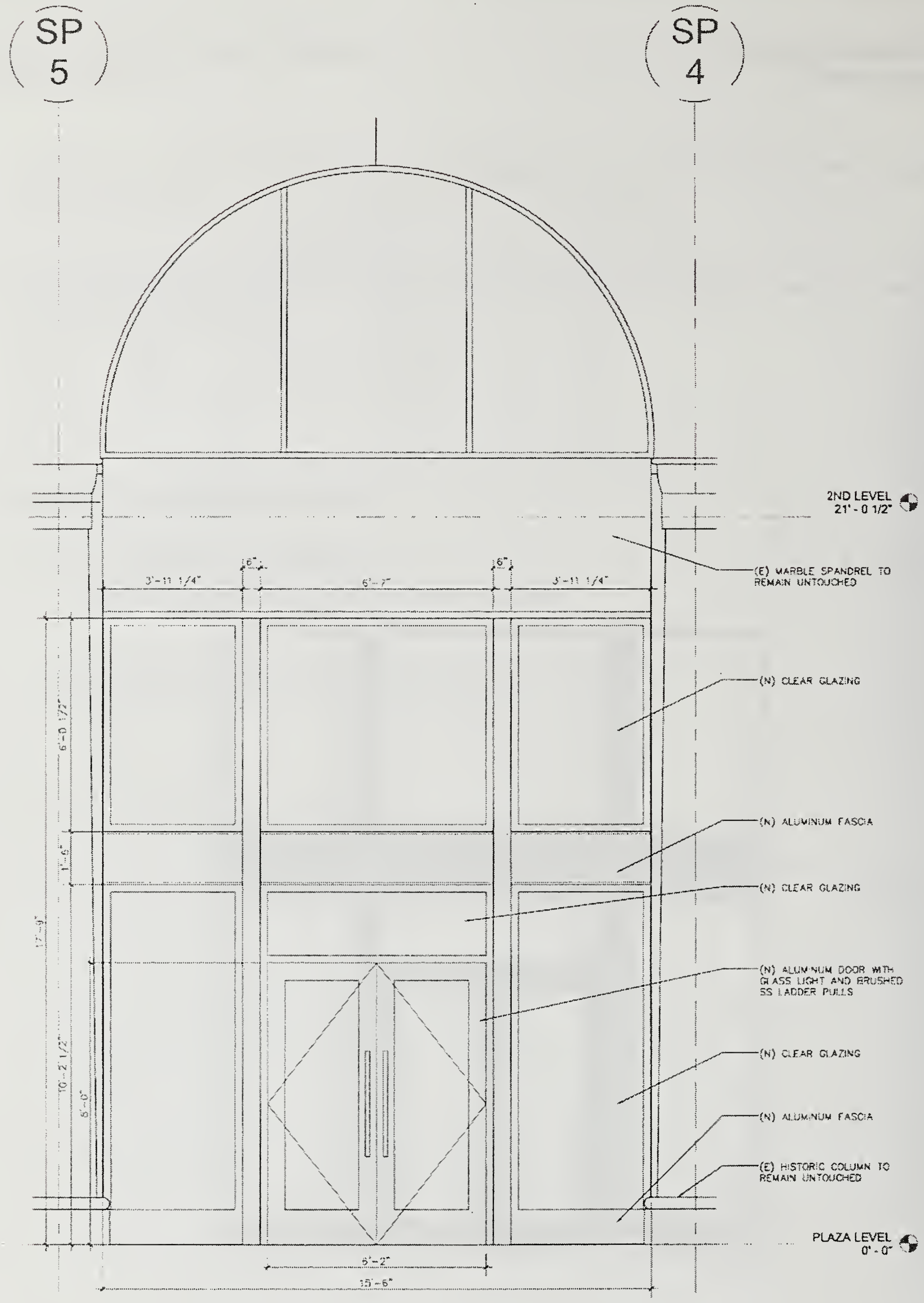
SK-9 RENDERED PROPOSED STOREFRONT ELEVATION

ONE MARKET REPOSITIONING

JAN 15, 2009 3/16" = 1'-0"


SP
5
SP
4
2ND LEVEL
21' - 0 1/2"
(E) MARBLE SPANDREL TO REMAIN UNTOUCHED
6"
6"
3'-11 1/4"
6'-7"
3'-11 1/4"
(N) CLEAR GLAZING
(N) ALUMINUM FASCIA
(N) CLEAR GLAZING
(N) ALUMINUM DOOR WITH GLASS LIGHT AND BRUSHED SS LADDER PULLS
(N) CLEAR GLAZING
(N) ALUMINUM FASCIA
(E) HISTORIC COLUMN TO REMAIN UNTOUCHED
6'-0 1/2"
1'-6"
17'-9"
10'-2 1/2"
5'-0"
PLAZA LEVEL
0' - 0"
6'-2"
15'-6"

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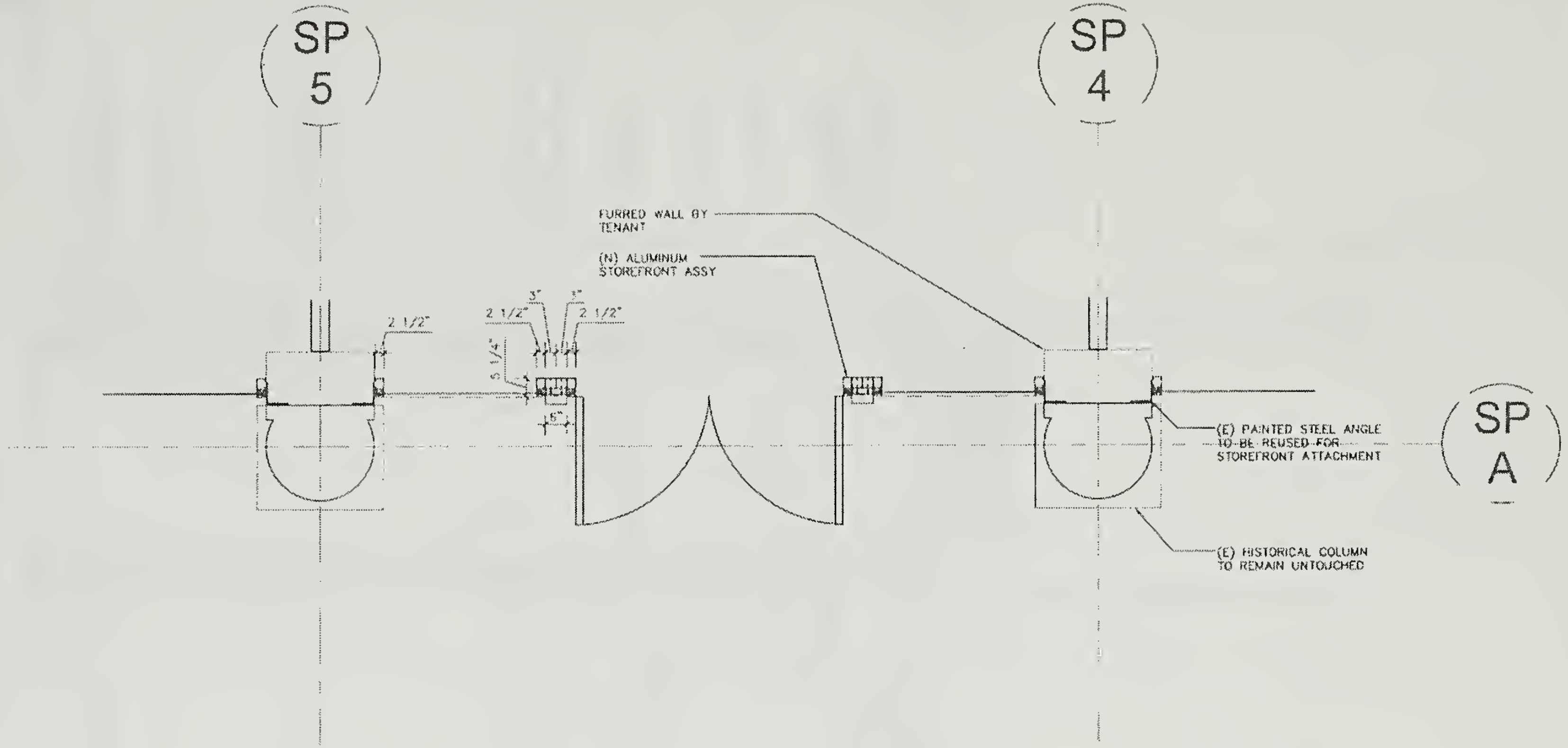
SK-5 PROPOSED STOREFRONT ELEVATION

ONE MARKET REPOSITIONING
JAN 15, 2009 3/16" = 1'-0"


SP
5
SP
4
SP
A
FURRED WALL BY TENANT
(N) ALUMINUM STOREFRONT ASSY
2 1/2"
2 1/2"
3"
3"
2 1/2"
5 1/4"
5"
(E) PAINTED STEEL ANGLE TO BE REUSED FOR STOREFRONT ATTACHMENT
(E) HISTORICAL COLUMN TO REMAIN UNTOUCHED

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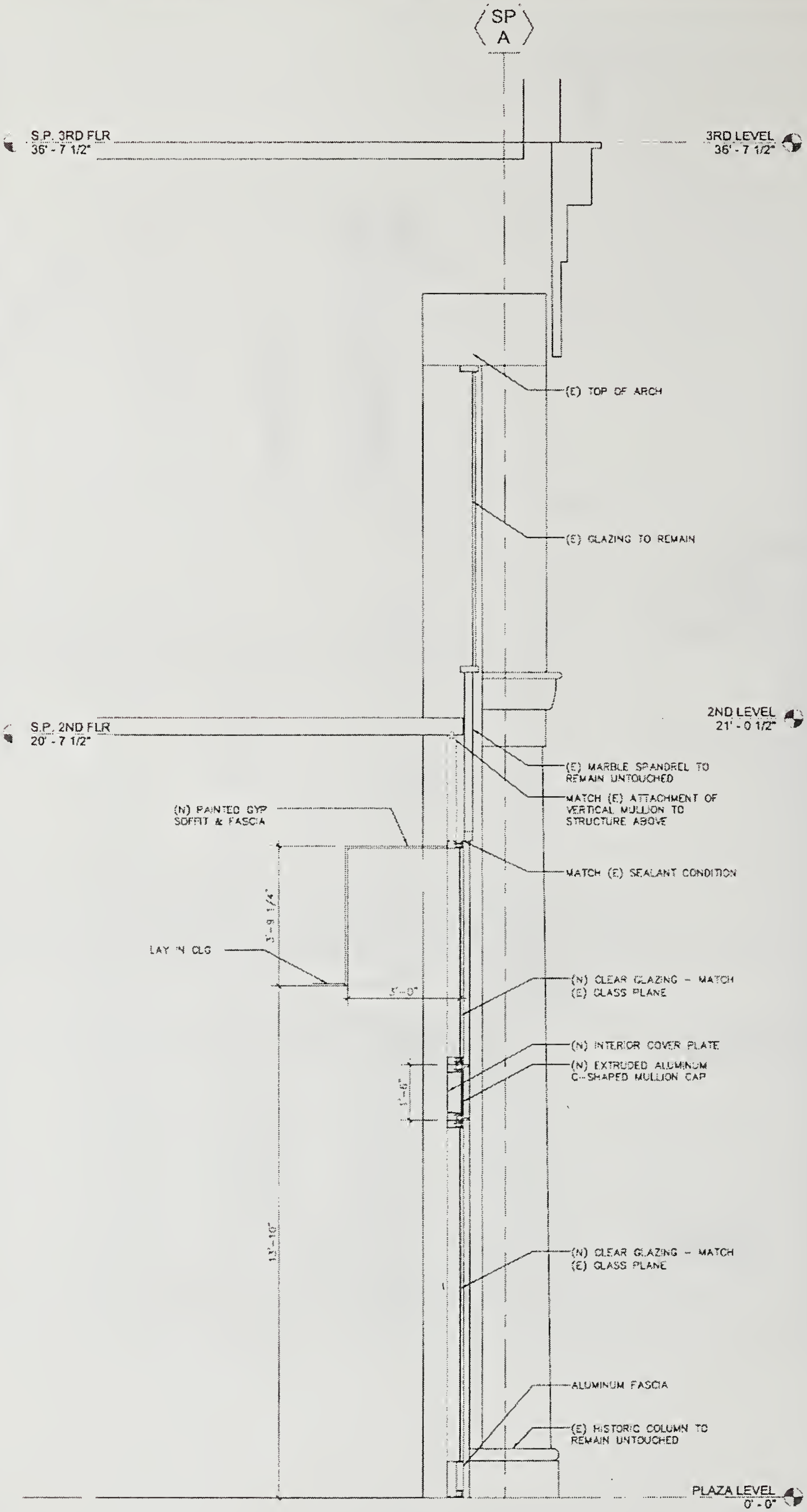
SK-6 PROPOSED STOREFRONT PLAN

ONE MARKET REPOSITIONING
JAN 15, 2009 3/16" = 1'-0"


SP
A
S.P. 3RD FLR
36' - 7 1/2"
3RD LEVEL
36' - 7 1/2"
(E) TOP OF ARCH
(E) GLAZING TO REMAIN
2ND LEVEL
21' - 0 1/2"
S.P. 2ND FLR
20' - 7 1/2"
(E) MARBLE SPANDREL TO REMAIN UNTOUCHED
MATCH (E) ATTACHMENT OF VERTICAL MULLION TO STRUCTURE ABOVE
(N) PAINTED GYP SOFFIT & FASCIA
MATCH (E) SEALANT CONDITION
3'-9 1/4"
LAY IN CLG
3'-0"
(N) CLEAR GLAZING - MATCH (E) GLASS PLANE
(N) INTERIOR COVER PLATE
(N) EXTRUDED ALUMINUM C-SHAPED MULLION CAP
1'-6"
13'-10"
(N) CLEAR GLAZING - MATCH (E) GLASS PLANE
ALUMINUM FASCIA
(E) HISTORIC COLUMN TO REMAIN UNTOUCHED
PLAZA LEVEL
0' - 0"

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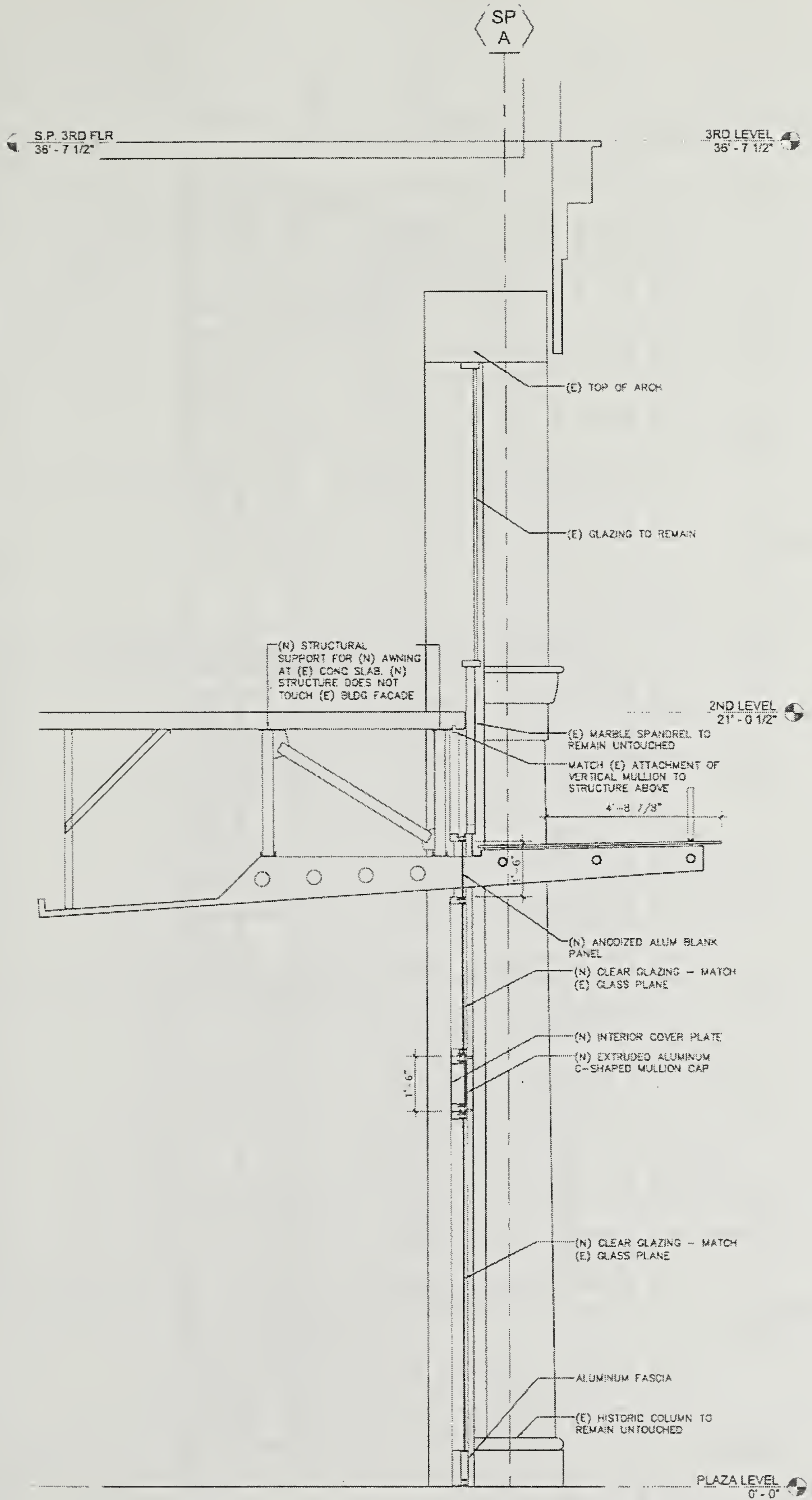
F 415.908.0862
www.smithgroup.com

SK- 7 PROPOSED STOREFRONT SECTION

ONE MARKET REPOSITIONING
JAN 15, 2009 3/16" = 1'-0"


SP
A
S.P. 3RD FLR
36' - 7 1/2"
3RD LEVEL
36' - 7 1/2"
(E) TOP OF ARCH
(E) GLAZING TO REMAIN
(N) STRUCTURAL SUPPORT FOR (N) AWNING AT (E) CONC SLAB. (N) STRUCTURE DOES NOT TOUCH (E) BLDG FACADE
2ND LEVEL
21' - 0 1/2"
(E) MARBLE SPANDREL TO REMAIN UNTOUCHED
MATCH (E) ATTACHMENT OF VERTICAL MULLION TO STRUCTURE ABOVE
4'-8 7/8"
0'-6"
(N) ANODIZED ALUM BLANK PANEL
(N) CLEAR GLAZING - MATCH (E) GLASS PLANE
(N) INTERIOR COVER PLATE
(N) EXTRUDED ALUMINUM C-SHAPED MULLION CAP
1'-6"
(N) CLEAR GLAZING - MATCH (E) GLASS PLANE
ALUMINUM FASCIA
(E) HISTORIC COLUMN TO REMAIN UNTOUCHED
PLAZA LEVEL
0' - 0"

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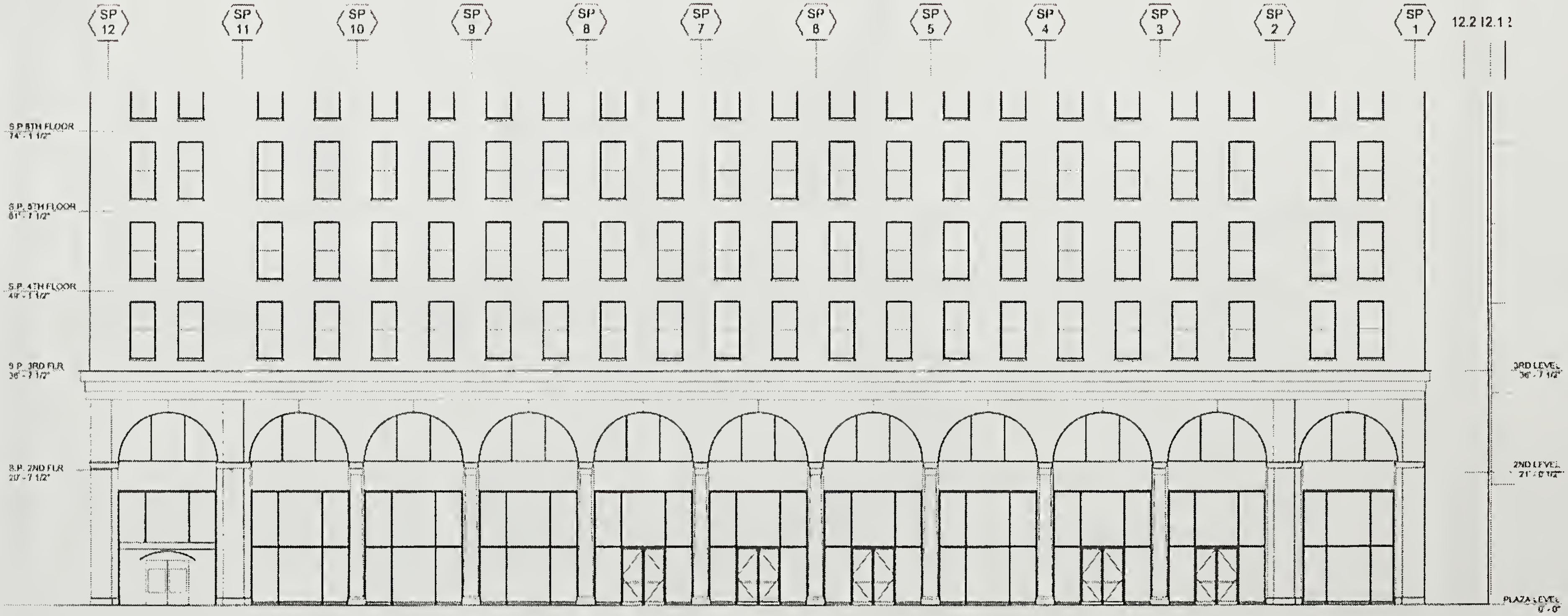
SK-8 PROPOSED ENTRY CANOPY SECTION

ONE MARKET REPOSITIONING
JAN 15, 2009 3/16" = 1'-0"



SP 12
SP 11
SP 10
SP 9
SP 8
SP 7
SP 6
SP 5
SP 4
SP 3
SP 2
SP 1
12.2 12.1
S.P. 6TH FLOOR 74' - 1 1/2"
S.P. 5TH FLOOR 61' - 7 1/2"
S.P. 4TH FLOOR 49' - 1 1/2"
S.P. 3RD FLR 36' - 7 1/2"
S.P. 2ND FLR 20' - 7 1/2"
3RD LEVEL 36' - 7 1/2"
2ND LEVEL 21' - 0 1/2"
PLAZA LEVEL 0' - 0"

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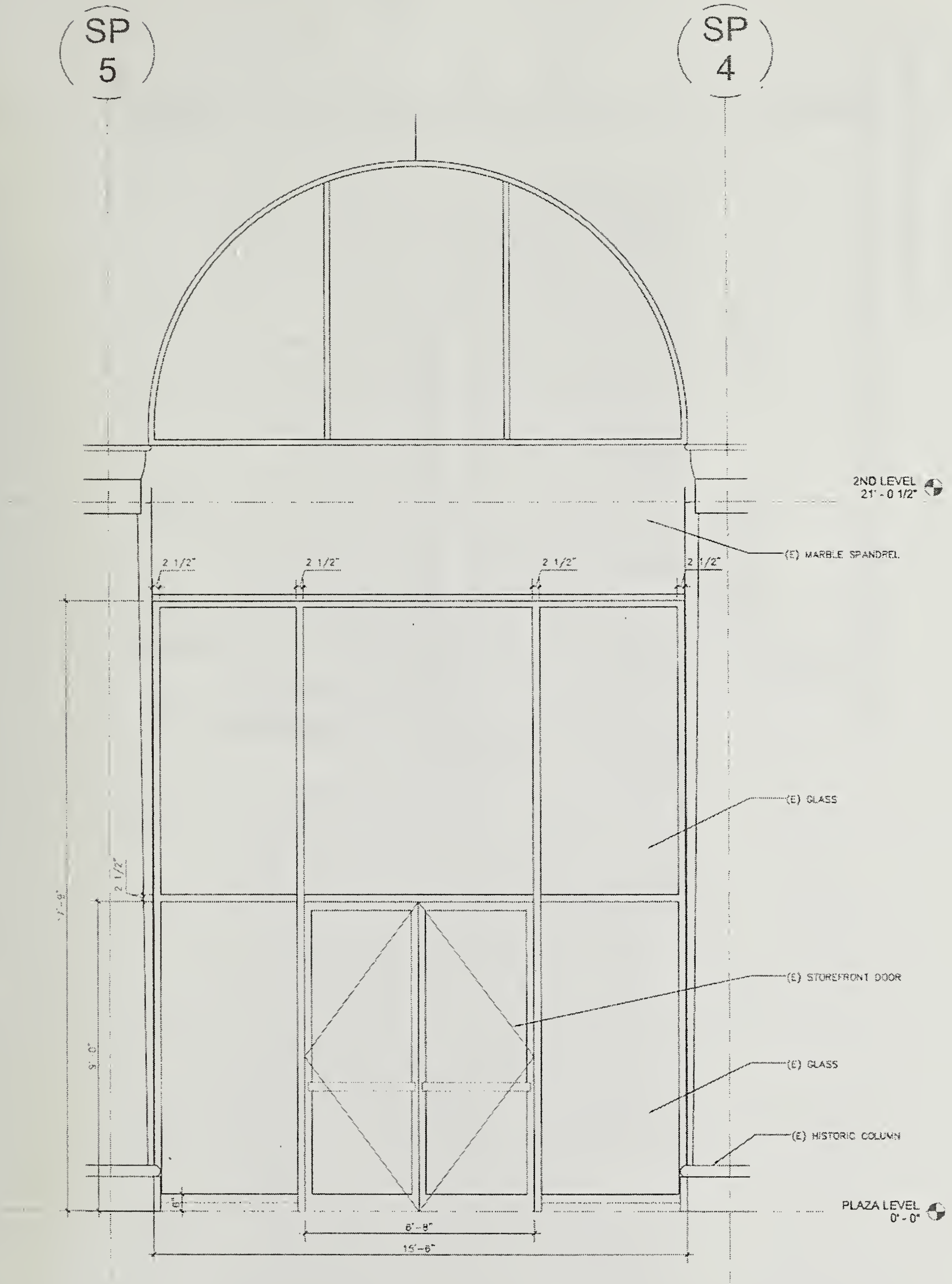
SK-1 EXISTING LANDMARK ELEVATION AT SPEAR ST

ONE MARKET REPOSITIONING

JAN 15, 2009 1/16" = 1'-0"


SP 5
SP 4
2ND LEVEL 21' - 0 1/2"
(E) MARBLE SPANDREL
2 1/2"
2 1/2"
2 1/2"
2 1/2"
(E) GLASS
2 1/2"
17'-9"
(E) STOREFRONT DOOR
9'-0"
(E) GLASS
(E) HISTORIC COLUMN
6"
PLAZA LEVEL 0' - 0"
6'-8"
15'-6"

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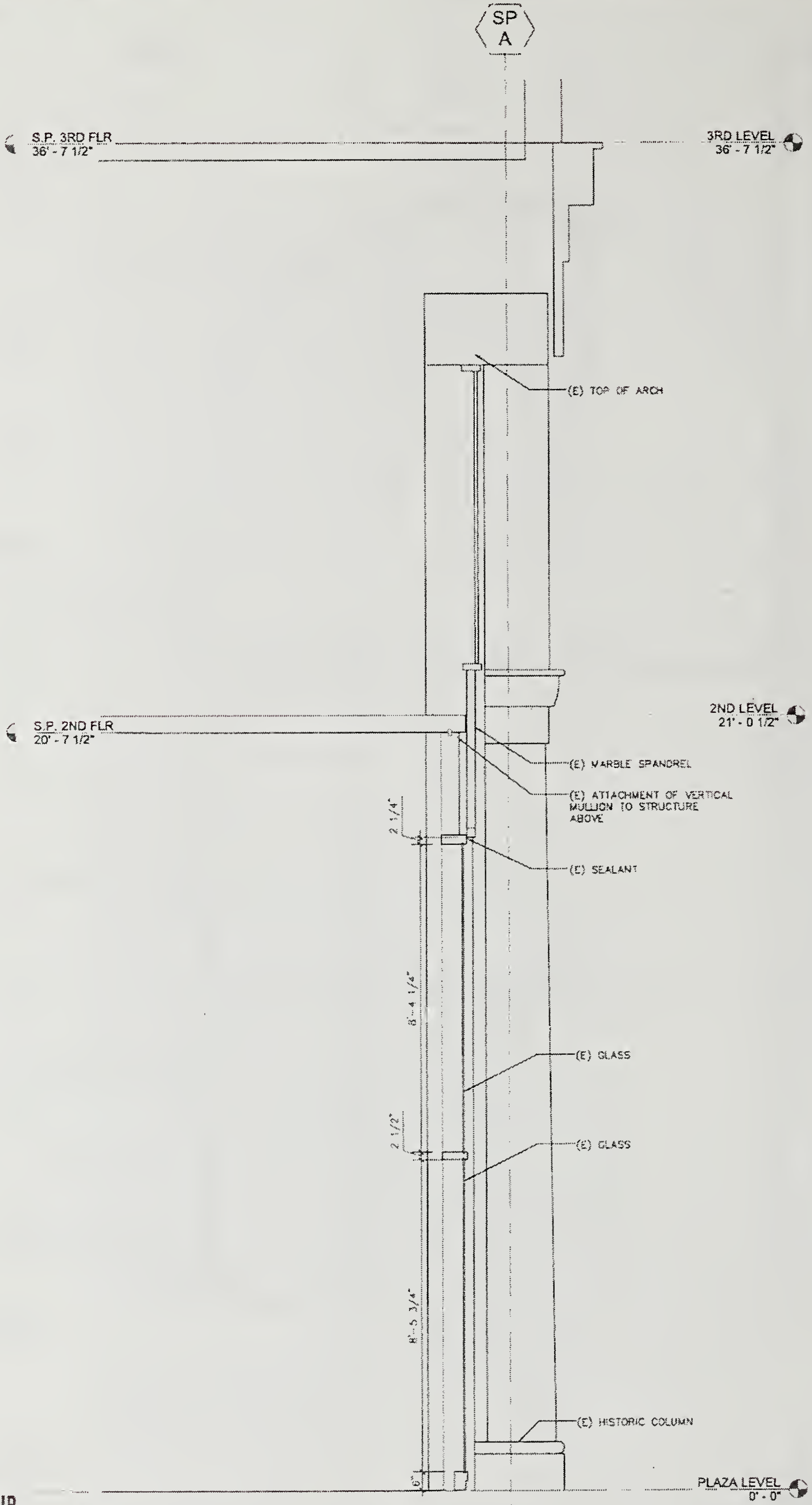
SK-2 EXISTING STOREFRONT ELEVATION

ONE MARKET REPOSITIONING
JAN 15, 2009 3/16" = 1'-0"


SP
A
S.P. 3RD FLR
36' - 7 1/2"
3RD LEVEL
36' - 7 1/2"
(E) TOP OF ARCH
2ND LEVEL
21' - 0 1/2"
S.P. 2ND FLR
20' - 7 1/2"
(E) MARBLE SPANDREL
(E) ATTACHMENT OF VERTICAL MULLION TO STRUCTURE ABOVE
2 1/4"
(E) SEALANT
8' - 4 1/4"
(E) GLASS
2 1/2"
(E) GLASS
8' - 5 3/4"
(E) HISTORIC COLUMN
6"
PLAZA LEVEL
0' - 0"

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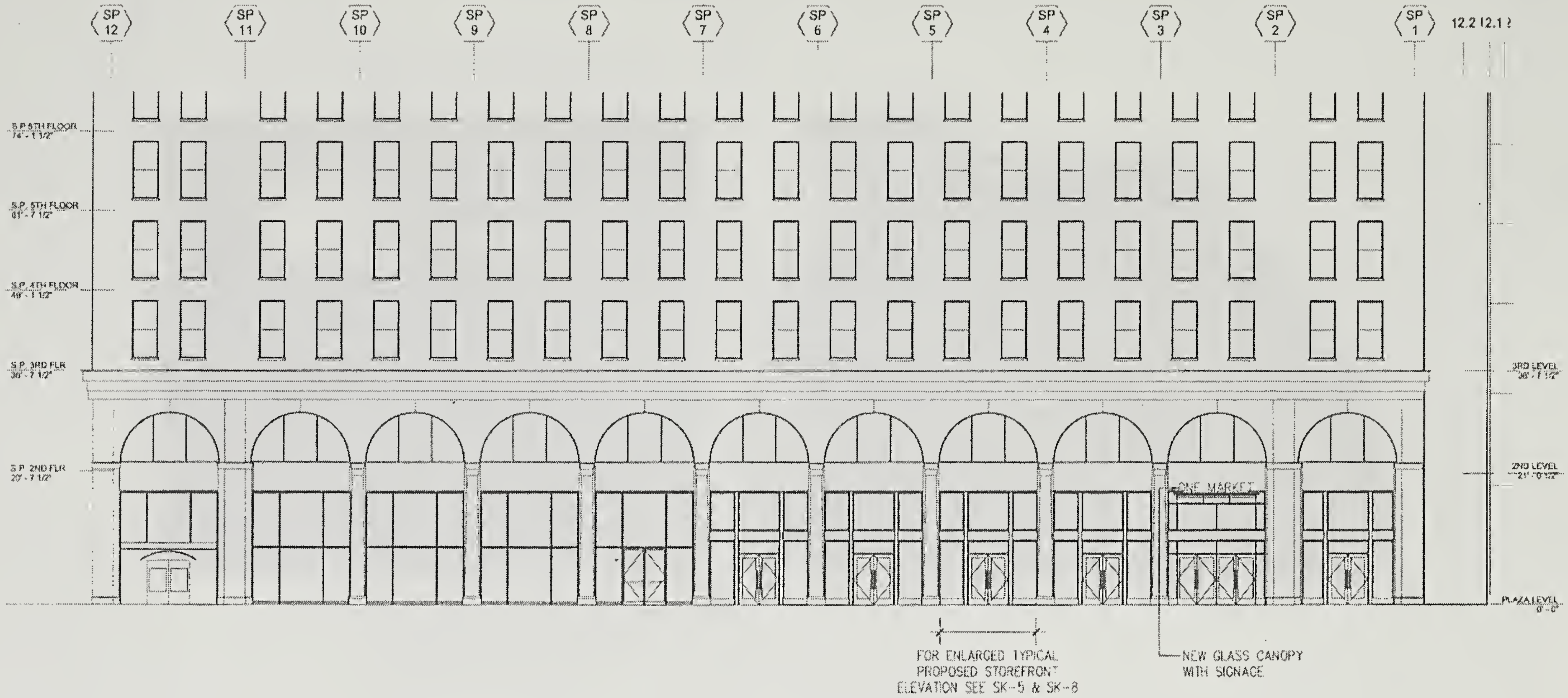
SK-3 EXISTING STOREFRONT SECTION

ONE MARKET REPOSITIONING
JAN 15, 2009 3/16" = 1'-0"


SP 12
SP 11
SP 10
SP 9
SP 8
SP 7
SP 6
SP 5
SP 4
SP 3
SP 2
SP 1
12.2
12.1
S.P 6TH FLOOR 74'-1 1/2"
S.P. 5TH FLOOR 61'-7 1/2"
S.P. 4TH FLOOR 49'-1 1/2"
S.P. 3RD FLR 36'-7 1/2"
S.P. 2ND FLR 20'-7 1/2"
3RD LEVEL 36'-7 1/2"
2ND LEVEL 21'-0 1/2"
PLAZA LEVEL 0'-0"
ONE MARKET
FOR ENLARGED TYPICAL PROPOSED STOREFRONT ELEVATION SEE SK-5 & SK-8
NEW GLASS CANOPY WITH SIGNAGE

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SK-4 PROPOSED LANDMARK ELEVATION AT SPEAR ST

ONE MARKET REPOSITIONING

JAN 15, 2009 1/16" = 1'-0"

VI. IMAGES

Current Photographs

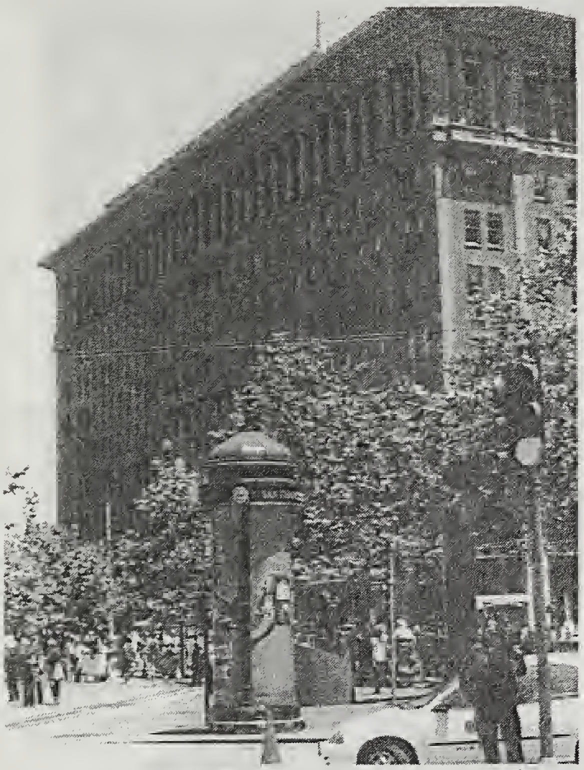

Figure 1. North facade, view east (Source: Page & Turnbull, July 2008).

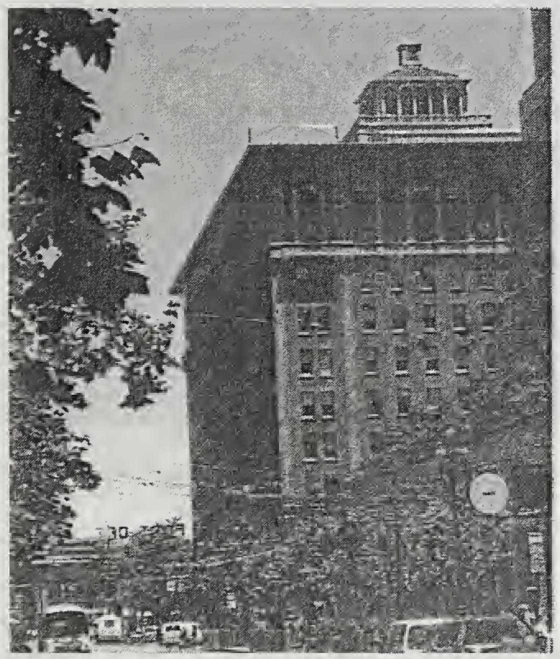

Figure 2. West elevation, view east. Note elevator penthouse (Source: Page & Turnbull, July 2008).

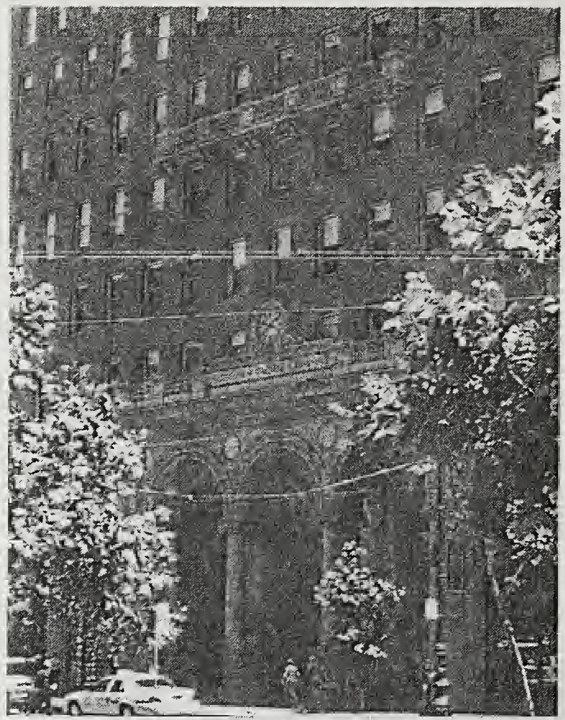

Figure 3. North façade, view southeast. Note the arcaded primary entry and building name above it (Source: Page & Turnbull, July 2008).

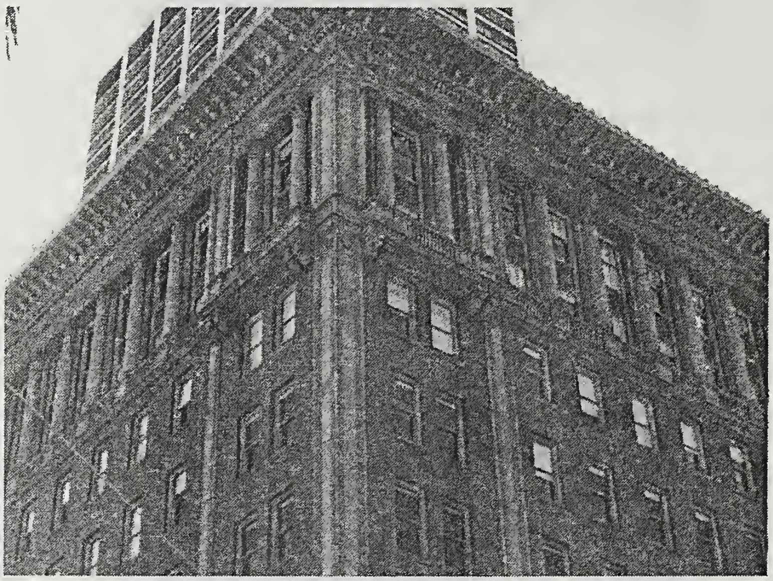

Figure 4. North façade and west elevation, view southeast. Note two story marble and terra cotta capital and defined corner bays which occur at each corner of the building and wide sheet metal cornice (Source: Page & Turnbull, July 2008).

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.:	**2008.0185E**
Project Title:	**2397 21st Avenue/1102 Taraval Street**
Zoning:	NC-2, 65-A
Block/Lot:	2350/017
Lot Size:	3,249 square feet
Project Sponsor:	Gus Fallay – (510) 469-5202
Staff Contact:	Sophie Middlebrook (415) 558-6372 I sophie.middlebrook@sfgov.org

F
58
59
16/09

PROJECT DESCRIPTION:

The project site includes a two-story commercial building that provides approximately 4,200 square feet of usable interior space with no off-street parking spaces, and measures approximately 35′ in height above grade. The proposed project would include interior alterations that would accommodate the change of use from retail to a restaurant and pastry shop, and would include exterior alterations to the fenestration pattern and storefront. As proposed, the project would not include an expansion of the existing building's footprint. The subject building is located on the northwest corner of Taraval Street and 21st Avenue.

The proposed project includes the conversion of the existing retail space to a full service restaurant and pastry shop within the existing structure. The project proposal includes new openings for new windows on both the Taraval Street and 21th Avenue elevations and a new storefront on the Taraval Street elevation.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(1)]

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DOCUMENTS DEPT

MAR 1 3 2009

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REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Environmental Review Officer

March 6, 2009
Date

cc: Gus Fallay, Project Contact
Delvin Washington, SW Quadrant
Historic Preservation List
District 4 Supervisor Carmen Chiu

Bulletin Board
M.D.F.
Exemption / Exclusion File

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource. The subject building appears to have been constructed in 1933. Under the Planning Department's CEQA Review Procedures for Historic Resources, the proposed property is classified as Category B, properties that require further consultation and review. As described in the Historic Resource Evaluation Response (HRER) Memorandum (attached), the 2397 21st Avenue/1102 Taraval Street property appears eligible for listing on the California Register under Criterion C (Architecture), based on its distinctive architectural characteristics that embody the Art Deco style of ornamentation that is rarely found in the Parkside Neighborhood in the immediate vicinity of the subject building.

The subject building is substantially shorter and more ornate than the surrounding buildings. The subject building appears to be the only building ornamented in an applied Art Deco style, and does not appear to be located within a potential historic district for the purposes of CEQA. The subject building is a two-story, wood-frame, commercial structure with a rectangular floor plan. The plain rectangular volume is clad in stucco, and features a prominent stucco parapet at the cornice line decorated with an Egyptian Revival motif in the Art Deco ornamental style. Commercial bays are divided by columns clad in stucco.

The building located at 2397 21st Avenue/1102 Taraval Street appears to have been altered over time, although many of its original, character-defining features can be identified from the exterior. The building retains a sufficiently high degree of integrity to convey its historic architectural significance, retaining its location, design, workmanship, and materials. The original fenestration pattern and historic storefront on two street-facing elevations have been removed, replaced, and concealed; however, the character-defining decorative stucco parapet and stucco-clad columns that divide the commercial bays remain in tact and convey the architectural significance of the subject building. The building's character-defining features to be preserved are the decorative stucco parapet and columns, and the two-story scale and rectangular massing.

The project proposes to install ten new windows at ground level and ten new windows at the second story above grade on the 21th Avenue elevation and three new windows on the second story of the Taraval Street elevations, and to install a new storefront system on the Taraval Street elevation. Interior spaces on both the ground level and second story above grade would also be reconfigured as part of the proposed project. As proposed, the new windows would be painted wood windows arranged symmetrically on each façade, as shown in the plans dated May 7, 2008.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Secretary's Standards). It was determined that the proposed project would be consistent with the Secretary's Standards for the following reasons.

- The proposed project would rehabilitate the existing structure, and would continue to utilize the structure in a commercial capacity;

- The project proposes to preserve and rehabilitate the existing Art Deco Egyptian Revival parapet and clad-columns that divide the commercial bays;
- The proposed new fenestration and storefront would be located within portions of the façade that are non-original and are not historically significant. The installation of new wood windows and the proposed new storefront would be visually distinct from the historic fabric, and would not result in the destruction of historic fabric. The new fenestration and storefront would be located within the defined bays articulated by the historic columns clad in stucco.

The proposed project would not involve the addition of additional square feet to the existing 4,200 square-foot, two-story building. With the proposed modifications, the building would remain approximately 4,200 square feet in size. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would involve alterations to the existing building's exterior, but would not increase the size of the existing structure. Therefore, the proposed addition would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project has been found to meet the Secretary's Standards, and thus would not cause a substantial adverse change to an historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15301(e), or Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

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San Francisco,
CA 94103-2479

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Fax:
415.558.6409

Planning
Information:
415.558.6377

Historic Resource Evaluation Response

Project Address: **2397 21st Avenue/1102 Taraval Street**
Block/Lot: 2350/017
Case No.: **2008.0185E**
Date of Review: January 7, 2009
Planning Dept. Reviewer: Sophie Middlebrook
(415) 558-6372 | sophie.middlebrook@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes the conversion of the existing health club and retail space to a full service restaurant and pastry shop within the existing structure. The project proposal includes new openings for new windows and new doors on the street-facing elevation. As proposed, the project does not include an expansion of the footprint of the existing building's footprint. The proposed project is outlined in plans dated May 7, 2008, prepared by Alex Lirisman.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1933; this date is consistent with the date on a 1933 building permit application to construct a new, two-story commercial structure on the subject property. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.[1] It appears that the subject building is a historic resource for the purposes of CEQA review.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the northwest corner of Taraval Street and 21st Avenue, within an NC-2 Zoning District called the Taraval Street Restaurant and Fast Food Sub district and a 65-A Height and Bulk District in the Parkside Neighborhood. The subject building is substantially shorter and more ornate than the surrounding buildings. The subject building appears to be the only building ornamented in an applied Art Deco style. It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

---

1. **California Register Criteria of Significance:** **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

---

[1] Please see "Preservation Bulletin #16," available online at:
http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:
Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is eligible for the California Register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

As noted above, the subject building appears to have been constructed in 1933, and stands out on the block face as a unique example of a commercial structure with applied Art Deco ornamentation. The subject building does not, however, appear to be associated with events that have made a significant contribution to the broad patterns of local residential development history.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

Ms. Maybelle R. Cummings owned the property in 1933 at the time that the existing subject building was constructed. No persons of known historical significance appear to have been associated with the subject property.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building is a two-story, wood-frame, commercial structure with a rectangular floor plan. The plain rectangular volume is clad in stucco, and features a prominent stucco parapet at the cornice line decorated with an Egyptian Revival motif in the Art Deco ornamental style. Commercial bays are divided by columns clad in stucco.

The subject building appears to retain distinctive architectural characteristics that embody the Art Deco style of architectural ornamentation that is rarely found in the Parkside Neighborhood in the immediate vicinity of the subject building. It appears that the subject building is individually eligible for the California Register.

> *Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;*

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☐ Retains ☒ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☐ Retains ☒ Lacks
Feeling: ☐ Retains ☒ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: It appears that the subject building has been altered over time, although many of its original, character-defining features can be identified from the exterior. Below is an analysis of each of the seven aspects of integrity evaluated as part of the assessment of eligibility for the California Register.

Location: The integrity of the historic location of the subject building remains intact.

Design: Features that characterize the applied Art Deco architectural ornament for commercial structures, such as the decorative parapet and the stucco-clad columns that divide the commercial bays remain. The original form, scale, and massing of the historic commercial structure remain intact. Changes, additions, and alterations to the street facing elevations have not been so significant that they impair the ability of the structure to convey its historic significance.

Setting: Taraval Street and 21st Avenue at this location do not retain sufficient historic setting to convey historic significance.

Materials: While the original fenestration pattern and historic storefront on two street-facing elevations have been removed, replaced, and concealed, the character-defining decorative stucco parapet and stucco-clad columns that divide the commercial bays remain in tact and convey the architectural significance of the subject building. The subject building retains its significant historic materials.

Workmanship: The level of workmanship on the street-facing elevation at the cornice level and portions of the two street-facing elevation remains in tact. These character-defining elements convey the architectural significance of the structure.

Feeling: The street-facing elevation no longer conveys significance as an excellent example of an historic neighborhood commercial district.

Association: The subject building no longer retains an association, through its architectural characteristics, with the early commercial development of the Taraval Street commercial corridor.

As noted above, it appears that the subject building is individually eligible for the California Register. It does not appear that the subject building is located within a potential historic district.

---

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present *(Go to 6. below)* ☒ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

The Department has determined that the proposed project is consistent with the *Standards*, including but not limited to Standards 1, 5, and 9 of the Secretary of the Interior's *Standards and Guidelines for Rehabilitation*.

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed project will rehabilitate the existing structure, and will continue to utilize the structure in a commercial capacity.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The project proposes to preserve and rehabilitate the existing Art Deco Egyptian Revival parapet and clad-columns that divide the commercial bays.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

The proposed new fenestration and storefront are to be located within portions of the façade that are non-original and are not historically significant. The installation of new wood windows and the proposed new storefront will be visually distinct from the historic fabric, and will not result in the destruction of historic fabric. The new fenestration and storefront will be located within the defined bays articulated by the historic columns clad in stucco.

It does not appear that the proposed alterations will significantly impair the ability of the subject building to convey its historic architectural significance.

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

   Character-defining features of the subject building, in addition to its form and massing, include the stucco-clad parapet and the stucco-clad columns that divide the commercial bays. The proposed project includes the preservation of these character-defining features of the subject building.

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the subject building appears to an historic resource, and the proposed project appears to meet the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties.*

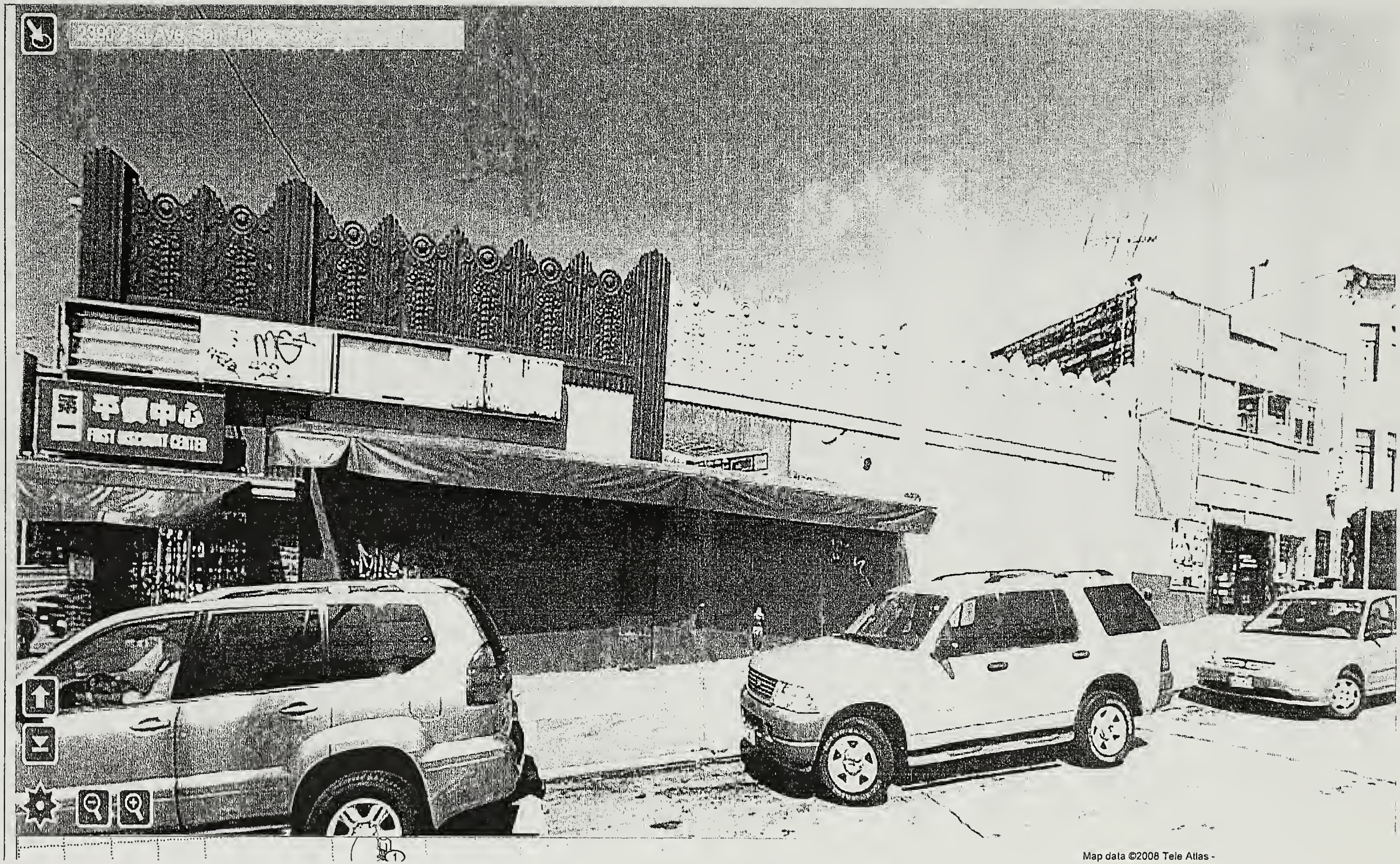
PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 1-7-09
Mark Luellen, *Preservation Coordinator*

CC:

Sonya Banks, *Recording Secretary,* Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Sharon Lai/Neighborhood Planner, SW Quadrant

G:\DOCUMENTS\historic\2397 21st Avenue.doc


第一 平價中心
FIRST DISCOUNT CENTER

Map data ©2008 Tele Atlas -

Date received:

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

Environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, or #10 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Ms. Wise.

~~Viktoriya Wise~~ Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
~~(415) 575-9049, viktoriya.wise@sfgov.org~~ 575-9024

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☐	
Two sets of project drawings	☐	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☐	
Supplemental Information Form for Historical Resource Evaluation and/or *Historic Resource Evaluation Report,* as indicated in Part 3 Questions 1 and 2	☐	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☐
Tree Disclosure Statement, as indicated in Part 3 Question 4	☐	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☐
Community Plan Area Supplemental Information Form	☐	☐
Additional studies (list)	☐	☐

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Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent):
Date: 15 January 2009

(For Staff Use Only) Case No. 2009.0051E
Address: 212 23rd Av
Block/Lot: 1411/022

v.9.08.2008

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	MARTIN BERNSTEIN	Telephone No.	650.387.1000 mobile
Address	617 HIGH STREET PALO ALTO, CA 94301	Fax. No.	650.324.9615
		Email	martinbernstein@yahoo.com
Project Contact	MARTIN BERNSTEIN	Telephone No.	650.387.1000 mobile
Address	617 HIGH STREET PALO ALTO, CA 94301	Fax No.	650.324.9615
		Email	martinbernstein@yahoo.com

Site Information

Site Address(es): 212 23rd Avenue

Nearest Cross Street(s) California St.

Block(s)/Lot(s)	1411 / 22	Zoning District(s)	RH-2
Site Square Footage	2375 SF	Height/Bulk District	

Present or previous site use SINGLE FAMILY RESIDENCE

Community Plan Area (if any) none

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe)

Describe proposed use

Narrative project description. Please summarize and describe the purpose of the project.

Project Summary: Remodel and add 3' extension to rear of 3rd floor for Master Bedroom suite. Revise non-historic window on street-facing facade.

Purpose of project: my personal residence with an allowable unit on the Ground Floor

3101.3
79.5
506

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ________ What type of foundation would be used (if known)? ________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). ________ If the project is an addition of more than 10,000 square feet or demolition/construction of more than six dwelling units, please submit a *Community Plan Area Supplemental Information Form*.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	3101	3029	79.5	3108.5
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF				
Dwelling units	1	1	1	2
Hotel rooms				
Parking spaces	2	2	0	2
Loading spaces				
Number of buildings	1	1	0	1
Height of building(s)	30	30	3.5	33.5
Number of stories	3	3	0	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings should include existing and proposed site plan, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **Transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1(e)

Aaron Starr 3/11/09

Addition to existing structure that will not result in an increase of more than 10,000 sq. ft.

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MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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Fax:
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Planning
Information:
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MEA Planner: Brett Bollinger
Project Address: **212 – 23rd Avenue**
Block/Lot: 1411/022
Case No.: **2009.0051E**
Date of Review: March 9, 2009
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes making significant changes to the front façade, an approximately 3' horizontal rear addition, and adding a new second unit at the ground floor to the subject 3-story, single family building.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed by an unknown architect in 1916. The subject property is not included on any historic surveys, and is not included on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the east side of 23rd Avenue between California and Clement Streets in the City's Outer Richmond District. The immediate context is a mixture of single-family homes and flats. The earliest buildings in the area were constructed in 1909, but visual continuity is mixed in terms of style, dates of construction and massing. The area does not appear to be located within a potential historic district.

---

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:
Notes: Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

The subject building is a 2-story over garage stucco building with no cornice, a raised entry and a small overhang at the second story. Based on permit history, the building appears to have been constructed in two phases; a small vernacular pitched roof cottage was constructed on the site in 1906, and in 1916 a larger addition was added to the front of the original structure. It is likely that the front addition originally had wood siding given the date of construction. The stucco cladding could have been added in 1954 when a permit was issued to "remove all rotted and deteriorated sheathing and studs." The building possesses little architectural interest, but does appear to maintain some of the massing and the original wood windows on the front façade from the 1916 addition.

Criterion A: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion A. Research has not uncovered a specific historic event that took place at this site that is significantly associated California's or San Francisco's history or cultural heritage.

Criterion B: *It is associated with the lives of persons important in our local, regional or national past;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion B. Research about the original owner and subsequent owners and occupants of the subject property resulted in little information of consequence. The building has been and continues to be in the same family since it was built in 1906.

Criterion C: *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion C. The subject property is a modest wood-sided building done in a modern vernacular style. The subject building has little detailing or architectural interest and does not appear to be within a historic district.

Criterion D: *It yields information to contribute to our understanding of human history or prehistory;*

There is no indication that the subject building will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criterion D.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The subject building is not eligible for the California Register; therefore an investigation into the subject buildings integrity was not conducted.

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3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)*

☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity; the subject building does not appear to be located within a potential historic district. The proposal will not have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: Sophie Middlebrook

Sophie Middlebrook, *Acting Preservation Coordinator*

Date: March 11 2009

cc: Sonya Banks, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

AS: G:\DOCUMENTS\Preservation\HRERs\212 - 23rd Avenue.doc

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Certificate of Determination
Exemption from Environmental Review

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3/16/09

Case No.:	**2008.0283E**
Project Title:	**41-43 Mirabel Avenue**
Zoning:	RH-2 (Residential House District, Two-Family) 40-X Height and Bulk District Bernal Heights Special Use District
Block/Lot:	5517/034
Lot Size:	2,500 square feet
Project Sponsor:	Karen Andersen (415) 641-7320
Staff Contact:	Jeanie Poling – (415) 575-9072 jeanie.poling@sfgov.org

PROJECT DESCRIPTION:

The proposed project involves interior and exterior alterations to an existing approximately 3,300-square-foot (sf), three-story, two-unit residential building constructed in 1909. The proposed project would include the conversion of a portion of the second level to a one-car garage. The garage opening, which would operate on a hinge and open by swinging to the side, would be reconstructed out of materials from the existing bay window and building façade and would be designed to appear identical to the existing bay window and building façade. The 2,500-sf project site is located on the north side of Mirabel Avenue between Coso Avenue and Shotwell Street in San Francisco's Bernal Heights neighborhood.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(a)]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

March 16, 2009
Date

cc: Karen Andersen, Project Sponsor
Jeanie Poling, MEA Division
Tim Frye, Preservation Planner
Supervisor David Campos, District 9
Virna Byrd, M.D.F.
Historic Preservation Distribution List

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PROJECT DESCRIPTION (CONTINUED):

The first floor of the building, which was permitted to be part of the original lower unit, is currently used as a third (illegal) dwelling unit. The proposed project would involve interior improvements to combine the upper two levels of the building into one residential unit and legalize the first level as the second unit; convert a portion of the second level to a one-car garage; and add a dormer roof over new interior stairs between the second and third stories. The living space of the upper unit would increase by 99 sf, and the living space of the lower unit would decrease by 84 sf. The lower unit would be reconfigured to accommodate the 262-sf, one-car garage. The existing 32-foot height of the building would remain the same. The project would require a rear yard variance from the Planning Code for the construction of an addition and a rear deck within the required rear yard.

REMARKS:

Historic Architectural Resources: In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 41-43 Mirabel Avenue is a historical resource as defined by CEQA, and if so, whether the proposed project would cause a substantial adverse change in the significance of the historical resource.

A building may be considered a historical resource if it meets any of the criteria that make it eligible for listing in the California Register of Historical Resources. In a memorandum dated February 17, 2009, a Planning Department historic preservation technical specialist noted that the subject building is an excellent example of the influx of residential development that occurred in the Bernal Heights neighborhood during what is known as the Reconstruction Period following the 1906 conflagration and is thus eligible for the California Register under Criterion 1 (events).[1] The two-story, two-unit Queen Anne-style residential building is eligible for the California Register under Criterion 3 (architecture) as an individual resource, as it retains the integrity of the period of significance. The building is also eligible for the California Register as a contributor to an undocumented potential historic district in the Bernal Heights neighborhood.

The garage opening would be constructed in the location of an existing front bay. The bay window and historic exterior millwork would be salvaged and rebuilt as a garage door that swings to the side to open. The Department determined that the proposed project is not in conformance with the following standards of the *Secretary of the Interior's Standards and Guidelines of the Treatment of Historic Properties*: Standard 5 (distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved), Standard 9 (alterations shall not destroy historic materials that characterize the property), and Standard 10 (new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired). The proposed garage opening is inconsistent with these standards in that it would impact the structural integrity of the bay and the primary elevation of the resource.

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[1] Historic Resource Evaluation Response for 41-43 Mirabel Street from Tim Frye, Preservation Technical Specialist, to Chelsea Fordham, Major Environmental Analysis, February 17, 2009. A copy of this memorandum is attached.

The Department has determined that it is not feasible to add a garage to the structure in a manner that complies with the *Secretary of the Interior's Standards and Guidelines of the Treatment of Historic Properties.* Nevertheless, the proposed change would not materially impair the building's ability to convey its significance. The proposed garage opening would reuse all historic exterior millwork in the same location and plane, and all material that is beyond repair would be replaced in kind, matching all exterior profiles and details. The proposed garage door would be inconspicuous to the casual observer. Thus, the proposed project would not rise to the level that would impact the building's ability to contribute to the potential historic district, and would not result in a significant adverse impact upon the historical resource. In addition, for the same reasons, the project would not have an adverse effect on off-site historical resources, such as adjacent historic properties.[2]

CEQA State Guidelines Section 15301(a), or Class 1, provides an exemption from environmental review for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The proposed project would entail interior and exterior modifications to the existing building that are appropriately exempt from environmental review under Class 1.

Archeological Resources: The proposed project would involve no excavation at the front of the building and less than 3 feet of excavation at the rear of the building to accommodate posts to support the new deck and stairs. The Department reviewed the project for impacts on archeological resources and determined that no CEQA-significant archeological resources would be affected, specifically prehistoric and known archeological resources.[3]

Other Environmental Effects: CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historical resource, surrounding historic district, or other historical resources in the vicinity, and the project would not be expected to have an adverse effect on archeological resources. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification.

CONCLUSION

For the above reasons, the proposed project is appropriately exempt from environmental review.

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[2] Ibid.

[3] MEA Preliminary Archeological Review: Checklist for 41-43 Mirabel Street, March 10, 2008. This document is on file and available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case No. 2008.0283E.

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MEMO

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Information:
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Historic Resource Evaluation Response

MEA Planner: Chelsea Fordham
Project Address: **41-43 Mirabel Street**
Block/Lot: 5517/034
Case No.: **2008.0283E**
Date of Review: February 17, 2009
Planning Dept. Reviewer: Tim Frye
(415) 575-6822 | tim.frye@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal includes interior alterations to combine the upper two levels into one unit and legalizing the basement unit; the insertion of a one car garage within the front bay of the structure; and a new dormer roof over the new interior stair. The garage opening will be 8′ in width and 8′-7″ in height. The garage door is proposed to retain the volume of the projecting bay and all historic trim and architectural features shall be salvages and reinstalled on the door.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building is located at the northwesterly side of Mirabel Street, formally Bernal Avenue, in a RH-2, 40-X height and bulk district and the Bernal Heights Special Use District. The subject building has not been previously identified on any survey; however; its construction date of 1909 categorizes the structure as a Category B structure for the purposes of CEQA.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on Mirabel Street bounded by Coso Avenue and Shotwell Street. The area is comprised of a mix of single-family homes and large multi-unit flats. The immediate area along the north slope of the Bernal Heights neighborhood consists of a mix of single-family homes and flats ranging in a wide variety of styles and constructed from the mid-19th-century to the present. Previous evaluations have alluded to the possibility of several undefined and undocumented California Register eligible historic districts in the Bernal Heights neighborhood.

---

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1906 - 1917

Notes: The subject building is eligible for the California Register as a contributor to an undocumented historic district.

Event: The subject property is an excellent example of the influx of residential development that occurred in the Bernal Heights neighborhood during what is known as the Reconstruction Period, when San Francisco began to rebuild what was lost during the 1906 conflagration. The Period of Significance is 1906 through 1917.

As a result of strict fire codes that prohibited wood frame structures within the urban core, many of the City's European immigrants and more modest working class families chose to rebuild in Bernal Heights. While the pace of development was modest up until the 1920s, Bernal Heights experienced an influx of over 600 new homes in the year following the earthquake and fire.

The subject building was constructed in 1909 and is located along a street and in a general area that possesses a number modest residential structures all constructed during the identified period of significance. Based on these factors, the Department has determined that the subject building is eligible under the events criterion for its association with the reconstruction of San Francisco, and more specifically, the transformation of Bernal Heights into a dense urban neighborhood after the 1906 conflagration.

Persons: Based on the supplied information, the Department has determined that the subject building is not associated with any significant persons.

Architecture: The subject building is designed as a 2-story, 2-unit Queen Anne style residence with modest classically-inspired detail normally associated with Edwardian like-buildings of the period. Based on the integrity of the subject building (see discussion below), and its design and execution, the Department has determined that the subject building is distinctive of early 20th – century Bay Area architecture and of the Reconstruction Period.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks **Setting:** ☒ Retains ☐ Lacks

Association: ☒ Retains ☐ Lacks **Feeling:** ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks **Materials:** ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Overall, the subject building possesses a high level of historic integrity. Based on the supplied photos, permit history, and a staff site visit, the subject building retains almost all of its historic architectural features, including decorative millwork, front doors, and windows.

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3. **Determination whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present *(Go to 6. below)* ☒ Historical Resource Present (*Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☒ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

Based on the plans submitted with this application, dated, September 26, 2007, the Department has determined that the proposed project is not in conformance with the following standards:

Standard 5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

The project proposes to remove and reinstall architectural features on a new garage door that matches the volume of the ground floor projecting bay. In doing so, the proposal alters the construction techniques and reinstalls a portion of the architectural features at the ground floor of the bay that are associated with the subject buildings significance.

Standard 9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old* *and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The project proposes to partially remove historic fabric at the ground floor of the bay that characterizes the subject building. For more information, see Standard 5.

Standard 10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The introduction of the garage opening on the façade of the subject building will impact the historic integrity at the ground floor of the historic bay.

Notes: The proposed garage opening will be inserted behind the front bay at the ground floor level. All historic exterior millwork, including windows, are to be removed and reinstalled in the same location and plane. All material that is beyond repair will be replaced in-kind, and matching all exterior profiles and details. The front yard setback will be retained and the driveway will be a "Hollywood" style driveway with pervious open-cell pavers in order to maximize landscaping within the setback.

Off-street parking cannot be accommodated in the subject building without altering character-defining features of the historic resource. While the work will strive to be inconspicuous, the proposed garage will impact the structural integrity of the bay and the primary elevation of the resource. The Department has determined that due to its design, it is not feasible to add a garage to the structure in a manner that complies with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties (SIS)*. While the work does not meet the *SIS*, it is proposed to be executed in a manner than does not materially impair the resource to the extent that it no longer has the ability to convey its significance.

While the proposed project doe not meet the Secretary of the Interior's Standards, it does not constitute a significant adverse impact upon the resource because with the installation of the garage, as proposed, the subject building is still eligible for the California Register as a contributor to an undocumented historic district. The subject building shall still retain the majority of its character-defining features that are associated with the property and the district.

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

The character-defining features of the subject property include all exterior elevations, including rooflines, visible from the public-rights-of-way.

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes:

PRESERVATION COORDINATOR REVIEW

Signature: Sophie Middlebrook Date: 02/17/09

Sophie Middlebrook, *Acting Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

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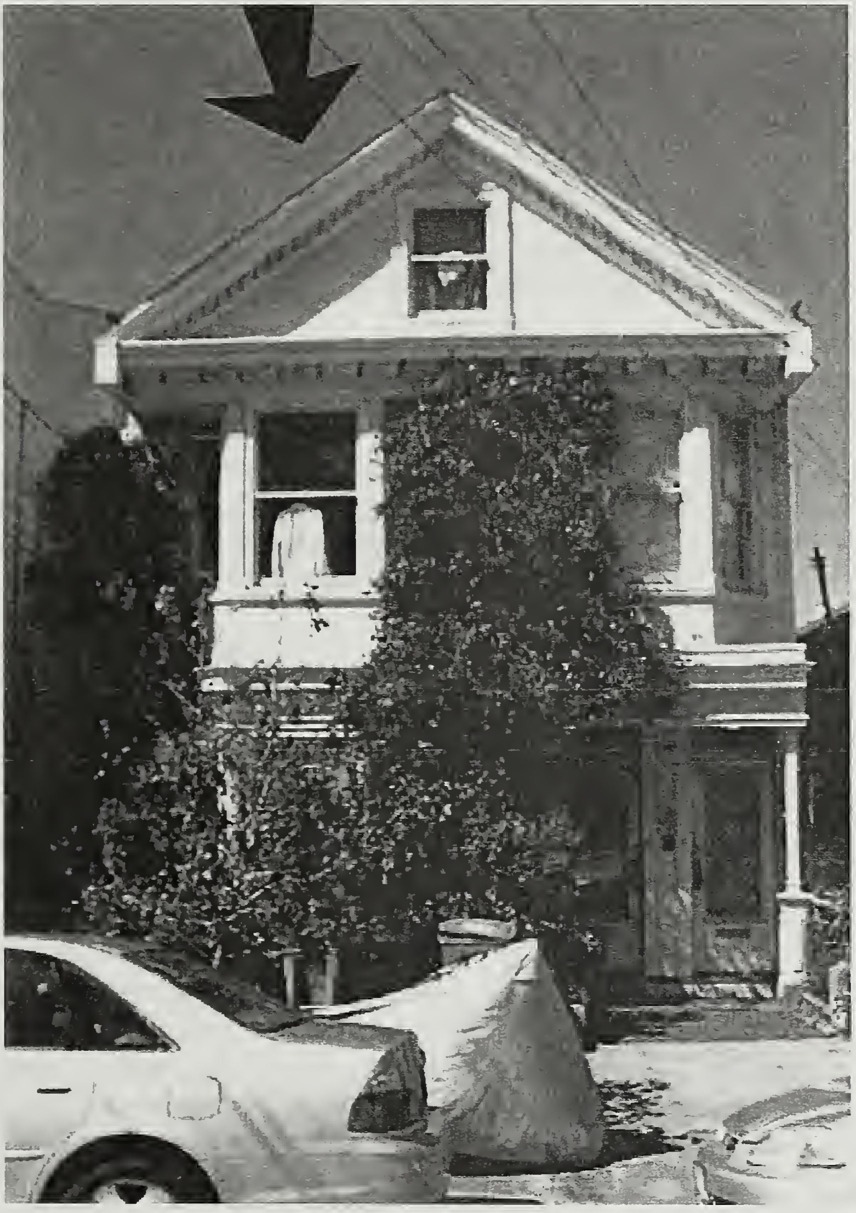

41–43 Mirabel Avenue

SAN FRANCISCO
PLANNING DEPARTMENT

Date received:

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Environmental Evaluation Application

Environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, or #10 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Ms. Wise.

Viktoriya Wise	Leigh Kienker
1650 Mission Street, Suite 400	1650 Mission Street, Suite 400
San Francisco, CA 94103	San Francisco, CA 94103
(415) 575-9049, viktoriya.wise@sfgov.org	(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings	☐	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Supplemental Information Form for Historical Resource Evaluation and/or *Historic Resource Evaluation Report*, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Community Plan Area Supplemental Information Form	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): Tary Kim
Date: 9/8/08

(For Staff Use Only) Case No. 2008.1218E
Address: 70 Gold Mine Drive
Block/Lot: 7520 / 033

9.03.2008

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Herman Bensinger	Telephone No.	415 246 8855
Address	50 Gold Mine Drive	Fax. No.	416 480 1406
	SF 94131	Email	tony@townconsulting.com
Project Contact	Tony Kim (Town Consulting)	Telephone No.	
Address	100 Clement Street 3rd floor	Fax No.	
	SF 94118	Email	

Site Information

Site Address(es): 70 Gold Mine Drive

Nearest Cross Street(s): Douglass Street

Block(s)/Lot(s)	7520 / 033	Zoning District(s)	RH-1
Site Square Footage	5,005	Height/Bulk District	40-X

Present or previous site use: Vacant single-family house

Community Plan Area (if any): n/a

Project Description – please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☐ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☒ Other (describe) Is the subject building (single-family house) a historic resource.

Describe proposed use

Narrative project description. Please summarize and describe the purpose of the project.

Class 1 : Demolition of a small single family home
~ Class 1 (l)(1)

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Historic Resource Evaluation Response

Project Address: **70 Gold Mine Drive**
Block/Lot: 7520/033
Case No.: **2008.1218E**
Date of Review: February 26, 2009
Planning Dept. Reviewer: Sophie Middlebrook
(415) 558-6372 | sophie.middlebrook@sfgov.org

PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project includes the demolition of the existing residential structure, and the construction of a new, single-family home on the subject property. The proposed project is still in the schematic stage, and no plans for the proposed new structure have been submitted.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1985; this date is not consistent with historic Sanborn Fire Insurance maps, applications on file with the San Francisco Water Department, or with the architectural style, form, and massing of the subject building and the detached garage. Information from the Water Department indicates that the subject building was constructed in 1906. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.[1] It does not appear that the subject building is a historic resource for the purposes of CEQA review.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the north side of Gold Mine Drive, within an RH-1 Zoning District, east of Diamond Heights Boulevard. The subject building is one of the few residential structures in the area with a gable roof peak; the surrounding neighborhood is characterized by low, flat structures and the larger "Vista Del Monte" apartment complex. The subject building appears to be the only building constructed in a modified Queen Anne architectural style on the block. It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

---

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

---

[1] Please see "Preservation Bulletin #16," available online at:
http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the California Register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

As noted above, the subject building appears to have been constructed in 1906, and stands out on the block face as an unusual modified Queen Anne structure surrounded by mid-century residential buildings. The subject building does not, however, appear to be associated with events that have made a significant contribution to the broad patterns of local residential development history.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

Mr. Ingeborg Bryngleson owned the property in 1906 at the time that the first application for a water connection was made. No persons of known historical significance appear to have been associated with the subject property.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building is a two-story, wood-frame, commercial structure with a rectangular floor plan. The plain rectangular volume is clad in stucco, and features a prominent stucco parapet at the cornice line decorated with an Egyptian Revival motif in the Art Deco ornamental style. Commercial bays are divided by columns clad in stucco.

The subject building appears to retain distinctive architectural characteristics that embody the Art Deco style of architectural ornamentation that is rarely found in the Parkside Neighborhood in the immediate vicinity of the subject building. It appears that the subject building is individually eligible for the California Register.

> *Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;*

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria.

---

3. **Determination** Whether **the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present (*Go to 6. below*) ☐ Historical Resource Present (*Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the subject building does not appear to be an historic resource.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 3-2-09
Mark Luellen, *Preservation Coordinator*

CC:

Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

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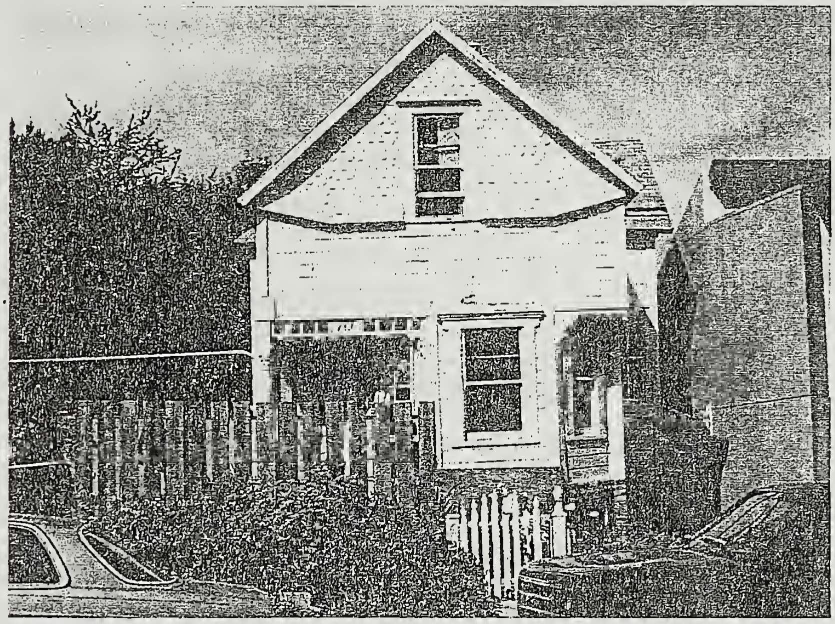
Historic Resource Evaluation

Category B/Alteration or Demolition Proposed (Building over 50 Years of Age) – Supplemental Information



70 GOLD MINE DRIVE PROJECT

Publication Date: April 3, 2008

Submitted to:

San Francisco Planning Department
1650 Mission Street, Fourth Floor
San Francisco, California 94103

Prepared by KDI Land Use Planning

HENNESSEY SALGE ARCHITECTURE
5427 TELEGRAPH AVENUE, STE. E3 OAKLAND CA 94609 T: 510.655.4913 F: 510.655.4914

Transmittal

To:	**Brett Bollinger** San Francisco Planning Department 1650 Mission Street, 4th Floor San Francisco, CA 94103
From:	Michael Hennessey
Date:	December 8, 2008
Project:	Laguna Street Residences
Via:	Hand-Deliver
Subject:	**Environmental Evaluation Application**

F
58
59
3/19/09

Brett -

Enclosed is an Environmental Evaluation Application for the proposed 2-Unit Residence located at **2919 Laguna Street, Block 0531 / Lot 004.** Also enclosed is a check in the amount of $$2,304. We are attempting to achieve a LEED Gold rating for this project, and are in the process of obtaining the SF Planning's priority processing. We have been told by the Planning Department that this will help with the timely review of our EE Application. Please let me know if any additional information is required at this time.

Thank you -

Michael Hennessey
Architect, LEED AP

Cc:

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(l)(1) demolition and removal of one single-family residence; and Class 3 (b) construction of a multi-family residential structure totaling no more than four dwelling units.

Shelley Caltagirone
Shelley Caltagirone
3/19/09

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Date received:

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Environmental Evaluation Application

Environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current Schedule of Application Fees and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, or #10 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Ms. Wise.

~~Viktoriya Wise~~ BRETT BOLLINGER
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9049, viktoriya.wise@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	X	
Two sets of project drawings	X	
Photos of the project site and its immediate vicinity, with viewpoints labeled	X	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	X	
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b		X
Tree Disclosure Statement, as indicated in Part 3 Question 4		X
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8		X
Community Plan Area Supplemental Information Form		X
Additional studies (list)		X

Applicant's Affidavit. I certify the accuracy of the following declarations:

(For Staff Use Only) Case No 2008.1349E

Address: 2919 LAGUNA ST.

Block/Lot: 0531/004

SAN FRANCISCO
PLANNING DEPARTMENT

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner MARK MACDONALD Telephone No. 415.385.9737
Address 2919 BRANNAN ST., #3F Fax. No. -
S.F., CA 94107 Email MMACDONA1@GMAIL.COM
Project Contact MICHAEL HENNESSEY Telephone No. 510.655.4913
Address 5427 TELEGRAPH AVE, STE. E3 Fax No. 510.655.4914
OAKLAND, CA 94107 Email MIKE@HENNESSEYSALES.COM

Site Information

Site Address(es): 2919 LAGUNA STREET
Nearest Cross Street(s) FILBERT STREET
Block(s)/Lot(s) 0531/004 Zoning District(s) RH-2
Site Square Footage 2,406 S.F. Height/Bulk District 40-X
Present or previous site use SINGLE FAMILY RESIDENCE
Community Plan Area (if any) N/A

Project Description - please check all that apply

Addition Change of use Zoning change [✓ New construction]
Alteration [✓ Demolition] Lot split/subdivision or lot line adjustment
Other (describe)
Describe proposed use 2-UNIT RESIDENCE

(For Staff Use Only) Case No. 2008.1349E Address: 2919 LAGUNA STREET
v 9.08 2008 Block/Lot 0531/004

SAN FRANCISCO
PLANNING DEPARTMENT

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a Supplemental Information Form for Historical Resource Evaluation. Instructions on how to fill out the form are outlined in the San Francisco Preservation Bulletin No. 16 (see pages 28-34 in Appendix B).		X
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	X	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ______ What type of foundation would be used (if known)? ______		X
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*		X
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a Tree Disclosure Statement.	X	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?		X
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.		X
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.		X
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.		X
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.		X
10 Is the project related to a larger project, series of projects, or program? If yes, please describe.		X

(For Staff Use Only) Case No. 2008.1349E

Address: 2919 LAGUNA ST.

Block/Lot: 0531/004

SAN FRANCISCO
PLANNING DEPARTMENT

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1,470 s.F.	0	5,648 s.F.	+ 4,178 s.F.
Retail	–			
Office	–			
Industrial	–			
Parking	–			
Other (specify use)				
Total GSF	1,470 s.F.	0	5,648 s.F.	+ 4,178 s.F.

Dwelling units	1	0	2	+ 2
Hotel rooms	–			
Parking spaces	1	0	4	+ 3
Loading spaces	–			
Number of buildings	1	0	1	0
Height of building(s)	30'-9"	0	40'-0"	+ 9'-3"
Number of stories	3	0	4	+ 1

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings should include existing and proposed site plan, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A Transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

(For Staff Use Only) Case No. 2008.1349E

Address: 2919 LAGUNA STREET

Block/Lot: 0531/004

11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). ______________ If the project is an addition of more than 10,000 square feet or demolition/construction of more than six dwelling units, please submit a Community Plan Area Supplemental Information Form.		X

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

a. The undersigned is the owner or authorized agent of the owner(s) of this property.

b. The information presented is true and correct to the best of my knowledge.

c. I understand that other applications and information may be required.

Signed (owner or agent): ______________________ Date: 12.05.08

Narrative project description. Please summarize and describe the purpose of the project.

SEE ATTACHED.

HENNESSEY SALGE ARCHITECTURE
5427 TELEGRAPH AVENUE, STE. E3 OAKLAND CA 94609 T: 510.655.4913 F: 510.655.4914

Project Narative - Environmental Evaluation Application
2919 Laguna Street
Block 0531 / Lot 004
December 5, 2008

Project Narrative:
The proposed building is a 4-story, 2-unit residence. The project is located within an RH-2 district with a 40'-0" height limit. The proposed building will be built within the Planning Residential Design Guidelines and will not require any variances. This project will increase the number of dwelling units from 1 to 2 units. The number of off-street parking spaces will be increased from 1 space to 4 spaces. The scope of this project includes the demolition of an existing single family-residence built in 1924. Refer to the Historical Resource Evaluation Report for historical information.

The exterior materials consist of cement plaster and wood siding, taking into account similar material usage within the immediate neighborhood. Windows at the front of the building are placed in a vertical orientation, referring to existing window proportions on this portion of Laguna Street. Also, the relationship of the pedestrian entry on the up-slope side of the lot versus the garage located on the down-slope side of the lot is consistent with the existing pattern found on this street. The garage door is recessed from the front elevation per the intention of the SF Planning Residential Design Guidelines.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner:	Brett Bollinger
Project Address:	2919 Laguna Street
Block/Lot:	0531/004
Case No.:	2008.1349E
Date of Review:	February 10, 2009
Planning Dept. Reviewer:	Shelley Caltagirone (415) 558-6625 | shelley.caltagirone@sfgov.org

PROPOSED PROJECT

☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposal is to demolish the existing single-story-over-garage, single-unit residence and to construct a four-story, two-unit residence. The proposed building would be approximately 5,648 square feet and would be designed in conformance with the San Francisco Planning Code and Residential Design Guidelines.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic resource surveys or listed on any local, state or national registries.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the west side of Laguna Street between Filbert and Union Streets in the southeast portion of the Marina area known as Cow Hollow in San Francisco. The property is located within a RH-2 Zoning District and is adjacent to the Union Street Neighborhood Commercial District, all within a 40 - X Height and Bulk District. Cow Hollow includes a range of residential building types, including larger single family detached residences in the higher elevations, one and two family residences, and multi-family structures on corner lots and lower elevations. The houses are designed in a variety of styles, which reflect the various stages of development within the neighborhood.

The Cow Hollow neighborhood is characterized by its unique hillside setting and large mid-block open spaces set within a traditional street grid common to many older San Francisco residential neighborhoods. This section of San Francisco was largely developed in three phases between the mid-19th century and the early 20th century. The area was first settled with dairy farms and weekend retreats between 1850 and 1870. Later, between 1880 and 1900, the area developed into a prestigious suburb as the cable car lines extend westward and the land was cleared of sand dunes, increasing accessibility to the area.[1] Near the turn of the 20th-century and especially after the fire of 1906, the area experienced a new wave of population growth as people moved out of the city core and constructed multi-family flats and apartment houses on remaining vacant lots.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject building located at 2919 Laguna Street does not appear to be eligible for listing on the California Register as either an individual resource or a contributing building with a historic district. Below is an evaluation of the subject property against the criteria for inclusion on the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
The subject property is located within the Cow Hollow neighborhood, which contains a large number of buildings constructed between 1870 and 1930 relating to the area's early phase of residential development. While portions of the neighborhood may be eligible for listing on the California Register as a historic district under Criterion A due to their association with the initial development of Cow Hollow, the immediate area surrounding the subject building does not appear to contribute such a district. As noted in the Kelley & VerPlanck report, the block face of Laguna Street between Union and Filbert Streets contains fifteen building dating from 1900 through 1978 that share no unity of architectural style. The area does not appear to "possess any significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development."[2] Therefore, the subject building does not appear to be eligible for the California Register under Criterion A either as an individual resource or as a contributor to a historic district.

---

[1] Kelley & VerPlanck. *Historic Resource Evaluation Report: 2919 Laguna Street.* October 2008, p. 8.

[2] Ibid, p. 14.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;
Research presented in the Kelley & VerPlanck report does not indicate that any of the owners or others associated with the building were historically important persons.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
The subject building is a one-story-over-garage, wood-framed, single-family home constructed in 1923 by builder W.C. Petersen and altered to the style of Mission Revival in 1939, including re-cladding in stucco. The building has also had several additions. The building is representative of the many builder-designed residential buildings constructed in the San Francisco during the early 20th century, which borrowed from historic styles and resulted in eclectic building forms. The building does not embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.[3] As such, the building does not appear to qualify for listing on the California Register as an individual historic resource under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;
It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

As the subject property does not appear to be a historical resource as either an individual property or as a contributor to a historic district, the historic integrity of the property is irrelevant.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present *(Go to 6 below.)*   ☐ Historical Resource Present *(Continue to 4.)*

---

[3] Ibid, p. 13.

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the *Secretary of the Interior's Standards. (Go to 6 below.)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the *Secretary of the Interior's Standards;* however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5 if the project is an alteration.)*

☐ The project is NOT consistent with the *Secretary of the Interior's Standards* and is a significant impact as proposed. *(Continue to 5 if the project is an alteration.)*

---

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The proposed demolition of the subject building will not have an adverse effect on any off-site historical resources as it is not located immediately adjacent to any known historic resources or within a historic district.

PRESERVATION COORDINATOR REVIEW

Signature: Sophie Middlebrook Date: 02·19·09
Sophie Middlebrook, *Acting Preservation Coordinator*

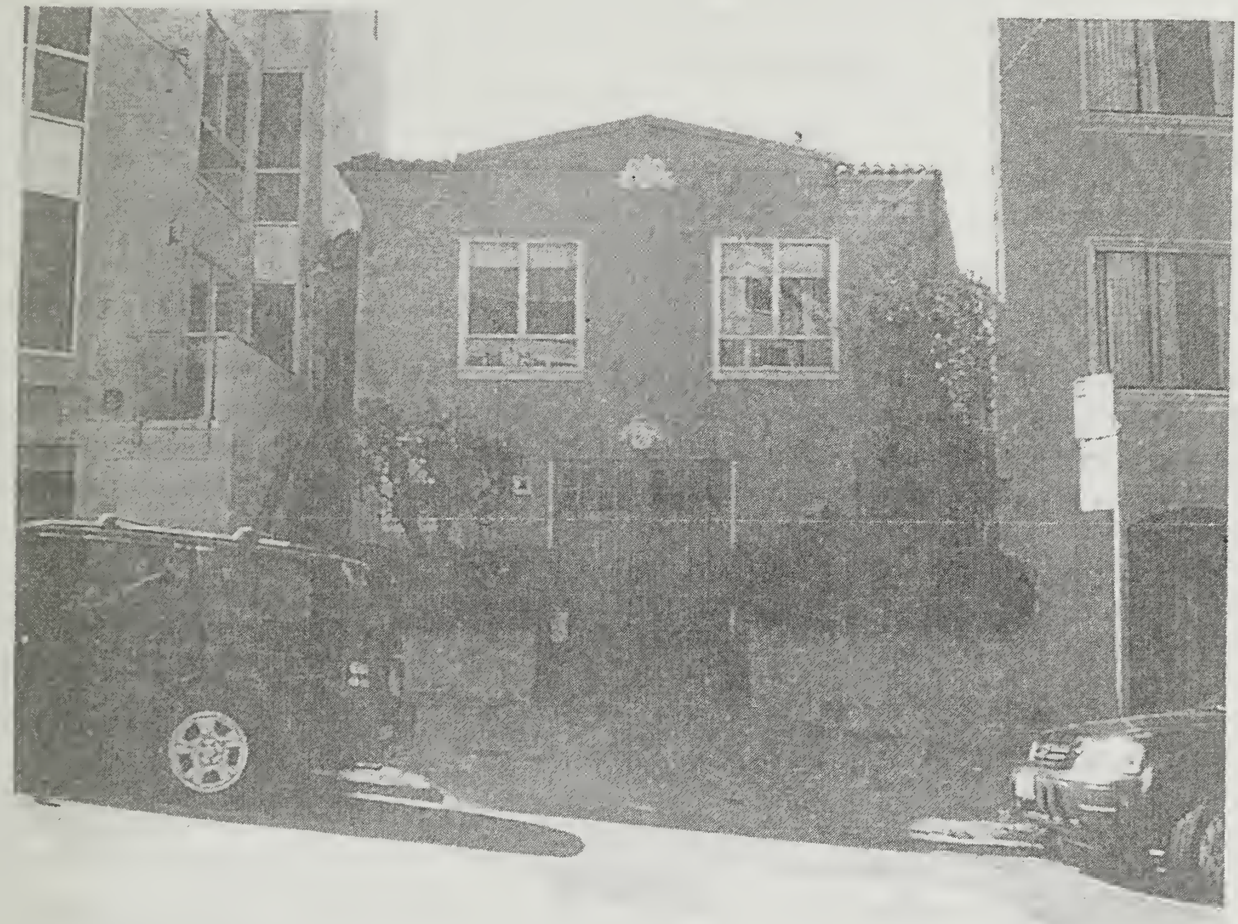
cc: Linda Avery, *Recording Secretary,* Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Glenn Cabreros, Neighborhood Planner

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2008.1349E_2919 Laguna St.doc

HISTORICAL RESOURCE EVALUATION

2919 LAGUNA STREET

SAN FRANCISCO, CALIFORNIA



KELLEY & VERPLANCK
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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2008.1401E**
Project Title:	**995-999 Sutter Street**
Zoning:	RC-4 (Residential Commercial-Combined, High Density) 130-E Height and Bulk District
Block/Lot:	0300/012
Lot Size:	5,468 square feet (sq. ft.)
Project Sponsor	Toby Morris, Kerman Morris Architects (415) 749-0302
Staff Contact:	Andrea Contreras – (415) 575-9044 Andrea.Contreras@sfgov.org

PROJECT DESCRIPTION:

The project site is located at the southeast corner of the intersection of Sutter Street and Hyde Street in San Francisco's Downtown/Civic Center neighborhood. The historic Krotoszyner Building is four-stories-over basement, and is located at the northwestern portion of Lot 12. The project sponsor proposes to subdivide the existing 5,468 sq. ft. parcel (Lot 12) and construct a mixed use building on the vacant

[Continued on the next page.]

EXEMPT STATUS:

Categorical Exemption, Class 3 [State CEQA Guidelines Section 15303(b)]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

March 27, 2009
Date

cc:
Toby Morris, Project Sponsor
T. Frye & A. Contreras, Planning Dept.
Kelley Amdur, NE Quadrant, Planning Dept.
David Chiu, District 3, Board of Supervisors
V. Byrd, Bulletin Board and Master Decision File
Exclusion/Exemption File
Historic Preservation Distribution List

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PROJECT DESCRIPTION (continued):

eastern portion of the lot. The Krotoszyner Building would remain on a newly-created 3,280 sq. ft. lot, and the proposed structure would be constructed on the remaining 2,190 sq. ft. lot.

The proposed new structure would be a five-story-over-basement, 54.5-foot high residential building with commercial space on the ground floor and a below-grade parking garage. The building would contain three residential units on the second through fifth floors, and three subterranean parking spaces in the garage. The proposed building would include approximately 6,640 gross square feet (gsf) of residential space, 1,490 gsf of commercial space, and 1,700 gsf devoted to parking, for a total of approximately 9,830 gsf. An easement behind the Krotoszyner Building would allow access to the parking garage from Hyde Street. Project approvals include a Conditional Use authorization to permit construction of a residential building that exceeds 40 feet in height in an R District pursuant to *Planning Code* Section 253. In addition, the project also requires a variance from the Zoning Administrator from Section 134 rear yard requirement.

REMARKS

Historical Resources:
In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department must first determine whether the building at 995-999 Sutter Street is an historical resource as defined by CEQA. In a Historic Resource Evaluation Response memorandum (HRER) dated February 26, 2009, the Planning Department determined that the subject property is an historical resource. The attached February 2009 HRER serves as the source for the following historical resources discussion.

The parcel, including the vacant portion where construction is proposed, is within a recognized National Register District, specifically the Lower Nob Hill Apartment and Hotel National Register District. As mentioned above, the parcel also contains a historic resource, the Krotoszyner Building. The Krotoszyner Buliding is a contributor to the District and is listed as an individual resource on the National and California Registers of Historic Places. It retains a very high level of historic integrity.

The Lower Nob Hill Apartment/Hotel Historic District is part of the larger San Francisco Apartment/Hotel District, roughly bounded by Larkin, Bush, Taylor, and Turk Streets, which was nominated for listing on the National Register of Historic Places in 1983. The Lower Nob Hill Historic District in 1991 includes the area on the south slope of Nob Hill, adjoining the Tenderloin residential area to the south, the Nob hill residential area to the north, the Polk-Van Ness commercial corridor to the west, and a concentration of financial, retail, and club uses to the east.

The District is a largely intact, visually consistent, high-density residential area constructed during the two decades following the earthquake and fire of 1906. Because virtually the entire District was constructed over a relatively short period of time (20 years), a limited number of architects, builders, and clients produced a harmonious group of structures that share a single, classically oriented visual imagery using similar materials and details. The District is characterized by three- to seven-story multi-unit residential apartment and hotel buildings constructed of brick and reinforced concrete, with few office conversions. The fairly homogenous Twentieth Century structures exhibit influences of Classical, Mission, Renaissance, Colonial Revival, and Beaux Arts architecture.

The evaluation of properties for potential impacts to an "historical resource" under CEQA is a two-step process. The first step is to determine whether the property is an "historical resource," and the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." Planning Department staff reviewed the proposed construction at 995-999 Sutter Street to determine whether the proposed project is consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Secretary's Standards) or if any proposed modification would materially impair the resource.

The Planning Department has determined that the proposed project is consistent with the Secretary's Standards. Specifically, the proposal complies with the following treatment standards:

Standard No. 9
New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard No. 10
New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be impaired.

The proposed five-story-over-basement building is designed with a tripartite arrangement that is reflective of and compatible with the District and adjacent resource. The corners of the front façade of the new building would be setback from the front property line by approximately five feet to avoid impacting the cornice of the Krotoszyner Building. This setback is intended to preserve related the adjacent historic fabric of the District. The shaft of the building and projecting bays would be clad with stone tile and pained metal panels. The materials are consistent with character-defining cladding materials found in the District. The Department has determined that while contemporary in nature, the projecting bay base material is compatible with the District in its overall location, finish, and characteristics. The window types and configuration are considered compatible as they complement character-defining features found throughout the District. The capital of the building is also setback, approximately one-and-a-half feet from the building. The private balconies are integrated into the design with appropriate placement and use of materials. The Department has determined that while contemporary in design, the building successfully references the character-defining features of the District in its scale, proportion, materials, and finishes.

The Department believes that the proposed building meets the Secretary's Standards for infill construction within a historic district. The proposed use of residential over commercial use would be consistent with the residential, mixed use buildings of the District. The design, materials, location, scale and proportion are compatible with the District and with the adjacent resource. All materials and features of the new building would be found on contributing buildings throughout the district and while designed in a contemporary fashion, are referenced in a manner that conforms to the Secretary's Standards and does not adversely impact or physically impair the adjacent resource, the District, or any of the District's character-defining features.

Shadow:
As prescribed by Proposition K, *Planning Code* Section 295 restricts new shadow upon public spaces under the jurisdiction of the Recreation and Park Department and requires that proposed structures exceeding 40 feet in height perform a shadow fan analysis to determine whether a potential project would result in additional shading of public parks outside the first hour after sunrise and/or the last hour before sunset. The proposed project, at a height of 54.5 feet, is subject to Section 295, and a shadow fan analysis was completed for the proposed project.

The City parks nearest the proposed project site are the Sergeant John Macauley Park (3 blocks south the of the project site), Boeddeker Park (6 blocks southeast of the project site), and the Tenderloin Children's Recreation Center (3 blocks southeast of the project site). The shadow fan analysis determined that the proposed development would not cast new shade on any public areas subject to Section 295, including the above-mentioned parks.[1] Any net new shading that would result from the proposed development would be limited in scope and would not increase the total amount of shading above levels which are common and generally accepted in urban areas. Therefore, shadowing from the proposed development would not result in a significant adverse impact on the environment.

Archeological Resources:
Planning Department staff has determined that the proposed project would not be expected to have a significant adverse effect on archaeological resources.[2] The basement level containing three off-street parking spaces would range between approximately five and a half and nine feet below grade. The proposed building would be supported by a shallow building foundation, either a two foot matte slab or 18 inch spread footings. The project would require an elevator pit. The maximum depth of excavation would be 11 feet. No CEQA-significant archeological resources are expected within the project-affected soils. Accordingly, the proposed project would not be expected to affect archaeological resources.

Conclusion:
The proposed construction of the mixed use structure is exempt under CEQA State Guidelines Section 15303(a) and (c), which provides an exemption from environmental review for no more than six dwelling units and up to 2,500 sq. ft. of commercial space in urbanized areas served by all necessary public services and facilities. Therefore, the proposed construction of three residential units and commercial space of less than 2,500 sq. ft. is exempt from environmental review under Class 3.

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[1] Shadow Fan Analysis findings by the San Francisco Planning Department, January 16, 2009. A copy of this document is available for public review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, Calif., as part of Case File No. 2008.1401E.

[2] Major Environmental Analysis Preliminary Archeology Review for 995-999 Sutter Street from Randall Dean/Don Lewis, January 13, 2009. This document is on file and available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2008.1401E.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is an historical resource under CEQA, the proposed project would not have a significant effect on that resource. There are no other unusual circumstances pertaining to the current proposal that would suggest a reasonable possibility of a significant environmental effect, and the project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

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MEMO

Historic Resource Evaluation Response

1650 Mission St.
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Planning
Information:
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MEA Planner:	Andrea Contreras
Project Address:	**995-999 Sutter Street**
Block/Lot:	0300/012
Case No.:	**2008.1401E**
Date of Review:	February 26, 2009
Planning Dept. Reviewer:	Tim Frye (415) 575-6822 | tim.frye@sfgov.org

PROPOSED PROJECT ☐ Demolition ☐ Alteration ☒ New Construction

PROJECT DESCRIPTION

The proposal includes the construction of a new 3-unit residential building approximately 54.5′ in height on the vacant portion of the lot adjacent to the historic structure at the intersection of Sutter and Hyde Streets. The existing building is located on the property lines along Sutter and Hyde Streets. An L-shaped vacant portion brackets the building. The arm of the L that faces Sutter Street is proposed for subdivision and redevelopment with the proposed undertaking evaluated within this memo. The new lot will be subdivided and will measure approximately 25′x 87.5′. An easement will allow the new building to accommodate 3 off-street parking spaces at the rear of the property and accessed through the rear of the adjacent property and off of Hyde Street.

PRE-EXISTING HISTORIC RATING / SURVEY

The lot is located within the Lower Nob Hill Apartment and Hotel National Register District and adjacent to the Krotoszyner Building a contributor to this district, and listed individually on the National and California Registers. San Francisco Heritage possesses a conservation easement on the Krotoszyner Building.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The lot is located within the Lower Nob Hill Apartment and Hotel National Register District. This hilly district is densely comprised of residential and mixed-use buildings within the three- to seven-story height range and is designed with heavy bracketed cornices and elaborate revival style ornamentation. The majority of contributors are constructed of masonry and clad with a variety of durable materials, such as marble, painted or weathered galvanized metals, terra cotta, brick, cast stone, and ceramic tile. Smooth and rough textured stucco finishes are also found within the district.

---

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such

a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☐ No ☐ Unable to determine
Persons: or ☒ Yes ☐ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The Department concurs that the vacant portion of this lot is located within a recognized National Register District and adjacent to a historic resource individually-listed on the National and California Registers. For more information the Statements of Significance for these resources please refer to the Nomination Forms on file at the San Francisco Planning Department and the California Office of Historic Preservation.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Both resources possess a very high level of historic integrity.

---

3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present (*Go to 6. below*) ☒ Historical Resource Present (*Continue to 4.*)

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

The proposed project meets the Secretary of the Interior's Standards for Rehabilitation, specifically,

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The Department believes that the proposed building meets the Secretary of the Interior's Standards for infill construction within a historic district.

Overall form: The proposed building is designed with a tripartite arrangement of base, shaft, and capital. This arrangement is a character-defining feature of the district and is seen as compatible with the district and the adjacent resource. The entire building is setback from the property line approximately 4.5' to avoid impacting the wrap around cornice on the Krotoszyner Building. The Department believes that the setback is a responsible approach in order to preserve related adjacent historic fabric.

The base of the building is clad in limestone and features a ground-floor commercial space and primary entrance to the residential units above. The painted metal storefront system is proposed to have a central recess. A horizontal metal band separates the main display glazing from the transom area. The residential entry is recessed, a common feature within the district, and is of a height and design that references the entry of the contributing historic building next door.

The shaft of the building houses the residential units and features two projecting bays. The shaft of the building is clad with stone tile and painted metal panels. These panels match the finish and materials of the projecting bays. Both materials are consistent with character-defining cladding materials found within the district. The base of each bay is glazed with back painted opaque glass panels. The Department believes that while contemporary in nature, this material is compatible with the district in its overall location, finish, and characteristics. The proposed window configuration is a mix of casement over transom and double-hung windows. Both window types are considered character-defining within the district and their use in the proposed building is seen as compatible.

The capital of the building is set back approximately 1.5′ from the plane of the shaft. This area includes residential uses, including private outdoor open space. The private balconies continue the overall form of the projecting bays and the railings are integrated into this design. The railings are glazed with back painted opaque glass panels as seen on the base of the projecting bays. Glazing in a painted metal system runs the width of the capital except for approximately 3′ on each end which is clad in a smooth-finish integral color cement plaster. Glazed rectangular double doors open onto each of the balconies. Above these doors runs a single band of transom windows. Above these windows is a small horizontal metal band fascia capped by the building's projecting painted metal cornice. The Department believes that while contemporary in design, the capital of the building successfully references the character-defining features of the district in its scale, proportion, materials, and finishes.

As described above the Department believes that the design, materials, location, scale, and proportion are compatible with the district and the adjacent resource. All materials and features are found on contributing buildings throughout the district and while designed in a contemporary fashion, are referenced in a manner that conforms to the Secretary of the Interior's Standards and does not adversely impact or physically impair the district or any of the character-defining features.

---

5. **Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.**

   Specifically, with regards to the proposed undertaking, the character-defining features that should be respected and retained are encompassed along all exterior elevations, including rooflines and projecting cornices, visible from the public-rights-of-way.

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

   ☐ Yes ☒ No ☐ Unable to determine

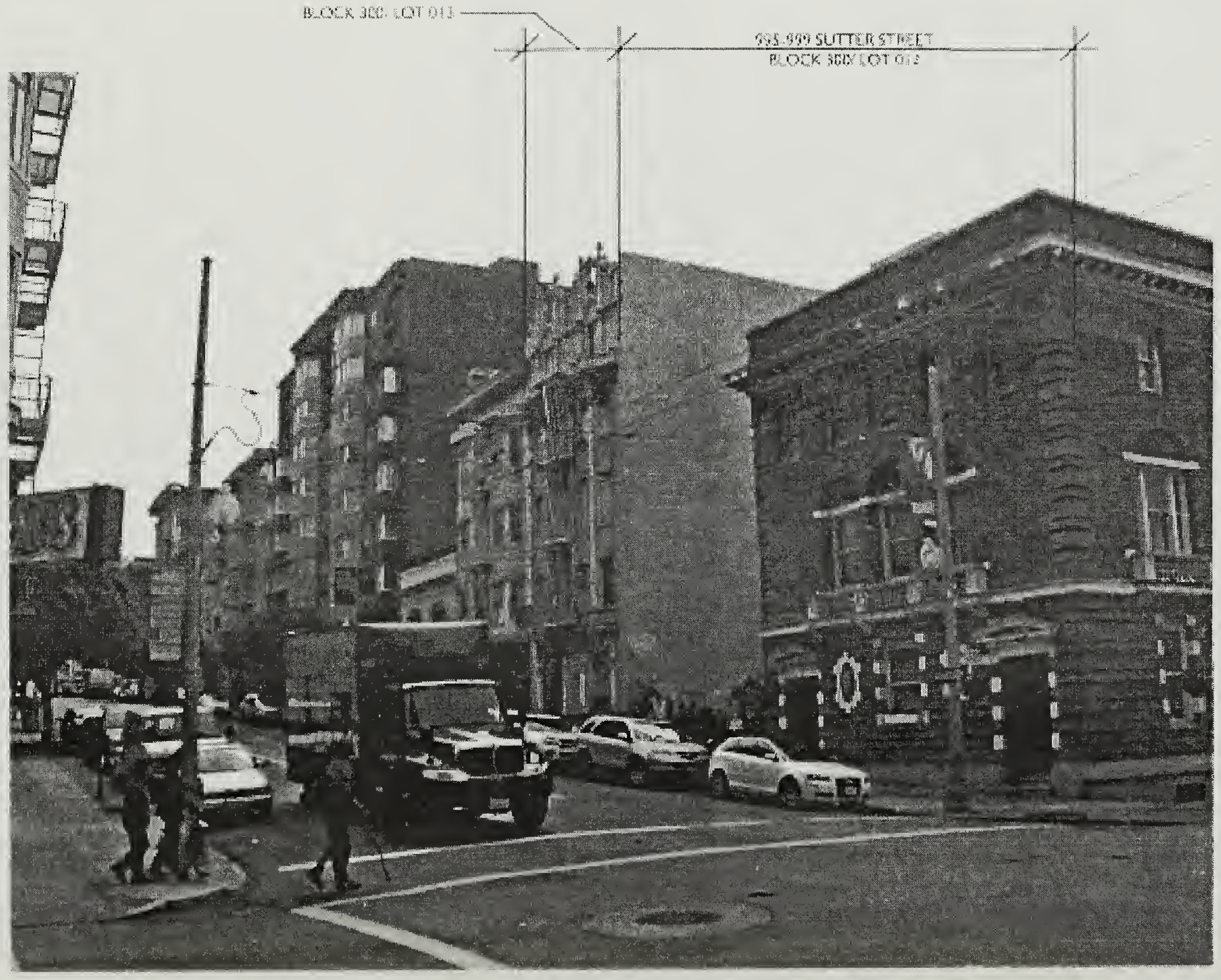
   Notes:

PRESERVATION COORDINATOR REVIEW

Signature: Sophie Middlebrook
Sophie Middlebrook, *Acting Preservation Coordinator*

Date: 02-26-09

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File


BLOCK 300, LOT 013
995-999 SUTTER STREET
BLOCK 300, LOT 012

SAN FRANCISCO
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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

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CA 94103-2479

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Case No.:	**2008.0795E**
Project Address:	**574 Natoma Street**
Zoning:	Residential Enclave (RED) District 45-X Height and Bulk District
Block/Lot:	Block 3726, Lot 075
Lot Size:	1,875 square feet
Project Sponsor	Mary DeVries, 415-3076122, representing Cournale and Co.
Staff Contact:	Jeremy D. Battis – 415-575-9022 jeremy.battis@sfgov.org

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PROJECT DESCRIPTION:

The proposed project would demolish a 1,875-square foot (sq ft) one-story, 20-foot-high vacant industrial building, erected in 1906, and construct a new 5,924-sq ft four-story, 40-foot high residential building with 11 SRO (single room occupancy) dwelling units. The existing building has no off-street parking and no new parking is proposed. The project site, on the north side of Natoma Street, a mid-block lane, is within the block bounded by Mission Street to the north, 6th Street to the east, Howard Street to the south, and 7th Street to the west in the South of Market neighborhood. The project site, within the South of Market Redevelopment Area, is subject to Redevelopment Agency controls. The project site is located within the SOMA Quake Recovery SUD (Special Use District).

EXEMPT STATUS:

Categorical Exemption, Class 32 [State CEQA Guidelines, Section 15332]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

March 27, 2009
Date

cc: Mary Devries, Project Sponsor
C. Teague and B. Bollinger, Planning Department
Chris Daly, Superviror, District 11

Historic Distribution List
Bulletin Board / M.D.F.

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REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the existing building on the site is not a historic resource as defined by CEQA (see attached Historic Resource Evaluation Response (HRER) memorandum).[1] In making the determination, the Planning Department cited a supplemental Historic Resource Evaluation (HRE), an architectural and historic report furnished by the project applicant.[2] The HRE concluded that due to multiple alterations and poor maintenance, the existing structure "does not offer information or evidence of the original building."

The project site is within a potential historic district and, therefore, the Department evaluated the existing building both for its individual historic architectural merits and for its potential as a contributor to a historic district. The HRER concluded that the existing structure "no longer possesses integrity from the period of significance and does not appear eligible for the California Register [of Historic Places] or as a contributor to the [potential] Western SOMA [historic] district." Also weighing on the determination was the finding that of seven integrity-rating criteria, the building lacks integrity of design, materials, feeling, and workmanship.

Because the existing building is not a historic resource, its demolition would not result in a significant impact to a historic resource and may therefore be found to be exempt from environmental review if other criteria are satisfied. As described below, the project meets the criteria for exemption from environmental review under Class 32.

In-Fill Development: CEQA State Guidelines Section 15332, or Class 32, provides an exemption for projects characterized as in-fill development meeting the conditions described below:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with pertinent zoning designation and regulations.

The proposed residential project site is within a RED (Residential Enclave District) zoning district, where the proposed SRO/residential use would be principally permitted. The proposed building's height of 40 feet along Natoma Street would be allowed within the project site's 45-X height and bulk district. The project would be consistent with the General Plan and with the zoning designation.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site is located within a densely developed area of San Francisco consisting of large blocks broken up by smaller streets or alleys, high-density development, and a mix of urban uses. The subject parcel has 25 feet of frontage along the north side of Natoma Street and is 75 feet deep between Natoma Street and Minna Street, and the site area is 1,875 sq ft or approximately 0.043 acres; substantially less than five acres in area. Thus, the proposed project would be properly characterized as an in-fill development surrounded by urban uses.

(c) The project site has no value as habitat for rare, threatened, or endangered species.

The existing project site is covered entirely by the existing building. There is no substantial vegetation on the site. Thus, the site has no value as habitat for rare, threatened, or endangered species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

---

[1] *Historic Resource Evaluation Response* (HRER) memorandum for 574 Natoma Street, San Francisco, CA, from Pilar LaValley, Preservation Technical Specialist, to Jeremy Battis, Major Environmental Analysis. September 30, 2008 (*attached*).

[2] *Historic Resource Evaluation Report* (HRE) for 574 Natoma Street, San Francisco, CA, by Jennifer Correia, Architectural Convervator and Historian. September 30, 2008. This document is available for public review by appointment at 1650 Mission Street, Suite 400, San Francisco, CA., as part of Case File No. 2008.0795E/

Traffic

Using the Planning Department's 2002 Transportation Impact Analysis Guidelines for Environmental Review (October 2002), the proposed project is estimated to generate approximately 98 daily person-trips. Of these, about 17 daily person-trips would be during the PM peak-hour. These daily trips would be distributed among various modes of transportation, including 28 vehicle trips, 5 transit trips, 65 walking person-trips, and none by "other means." Based on the mode split and average automobile occupancy of 2.43 persons per vehicle for non-work trips[3] within the proposed area, there would be about 28 daily vehicular trips, of which 5 would be during the PM peak-hour. This additional traffic would not be substantial relative to the existing capacity of the surrounding street system and would be mostly undetectable to residents and drivers in the area. Therefore, the proposed project would not result in any significant adverse traffic impacts.

The proposed project would not be required to provide off-street parking spaces as per Planning Code Section 151.1(a). Based on the 2002 Transportation Impact Analysis Guidelines for Environmental Review, demand for parking would be 14 spaces. The resulting parking deficit is considered to be a less-than-significant impact, regardless of the availability of on-street parking under existing conditions.

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, day to night, month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents, should however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines §15131a). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles, or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The project area is well-served by public transit, which provides alternatives to auto travel. Therefore, the creation of, or increase in parking demand resulting from, a proposed project that cannot be met by existing or proposed parking facilities would not be considered a significant effect.

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[3] 2000 Census - Journey to Work Data for Census Tract 176.02, available at www.census.gov

Transit

The proposed project would result in 5 daily transit trips, of which 1 trip would be in the p.m. peak hour. These trips would be distributed among various Muni routes (the project site is within 2 blocks of the Market Street Transit Corridor as well as the 14-Mission and 27-Bryant Muni bus lines) and regional providers, including BART. All nearby transit services (with the exception of the Muni Metro lines that run under Market Street) are known to have excess capacity that could accommodate this incremental demand. Transit trips generated would not be considered substantial and would not be significant relative to the existing capacity of nearby transit lines. Thus, the proposed project would be expected to have no significant effects related to transit.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels discernable to most people. As described above, the proposed project would not cause a doubling in traffic volumes and therefore would not result in a substantial increase in the ambient noise level in the project vicinity. Although some increase in noise would be associated with the construction phase of the project, such occurrences would be limited to certain hours of day and would be temporary in nature. Thus, no significant noise impacts would be associated with the proposed project.

Air Quality

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects, which the BAAQMD considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the proposed project.

Water Quality

The proposed project would not generate substantial additional wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. The proposed additions would be serviced by the City's combined sewer system, which already serves the existing building's existing uses. The proposed project would not result in a substantial increase in intensity of use. Furthermore, the City's combined sewer system possesses sufficient capacity to accommodate the incremental increase in demand, if any, associated with the proposed project. Thus, the project would not result in significant effects related to water quality.

(e) The site can be adequately served by all required utilities and public services.

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is anticipated.

Hazardous Materials

The project site is occupied by a building associated with former industrial uses. The site was tested for the presence of hazardous materials as documented in a Phase I Environmental Site Assessment.[4] The soil was analyzed for metal while groundwater was analyzed for total petroleum hydrocarbons such as gasoline (TPH-g), TPH-diesel (TPH-d), oil, and volatile organic compounds (VOCs).[5] The results indicated that TPH-g and benzene were not detected in groundwater. TPH-d was measured at 230 ppb, oil was measured at 520 ppb, and all other VOCs were found to be below the Regional Water Quality Control Board's Environmental Screening Levels (ESLs) for groundwater that is not a potential potable water source.

Deep soil samples taken at depths of between 14.0-14.5 feet below ground surface (bgs) had metal levels below the ESLs for residential use. The proposed foundation for the development includes a mat slab foundation without necessitating excavation of deeper soils. Shallow soil samples taken at 8.5 to 9.5 feet bgs exceeded the residential ESLs for arsenic, copper, nickel, and vanadium. Arsenic in shallow soils ranged between 2.8 and 3.0 ppm, copper ranged from 6.9 to 410 ppm, nickel ranged from 19 to 200, ppm and vanadium ranged from 24 to 32 ppm. In a letter dated December 12, 2008, the San Francisco Department of Public Health (DPH) advised that "Based on this information and that the arsenic, copper, nickel, and vanadium levels are within the background levels found in naturally occurring bedrock within San Francisco, site mitigation measures are not required. Usual dust control practices shall be implemented in accordance with San Francisco Health Code Article 22B, San Francisco Dust Control Ordinance. "[6]

Flooding

San Francisco is implementing a review process to lessen the effects of flooding on proposed buildings constructed in flood prone areas. The project site, although not identified as a federal flood area of concern as defined by FEMA (Federal Emergency Management Agency), is located within a parcel identified by the San Francisco Public Utilities Commission (SFPUC) as prone to flooding. Such areas are usually located on fill or bay mud, which during storms (and sometimes dry weather) can result in ground soil subsiding to a point at which the sewers do not drain creating backups or flooding near these streets and sewers. The proposed project has a ground floor elevation equal to that of the official street grade. Therefore, the proposed project would not be expected to require additional improvements or to result in a significant effect regarding flooding.

PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on November 24, 2008 to addresses within a 300-foot radius of the project site and to potentially interested parties. Three inquiries from neighbors regarding the targeted socioeconomic demographic of the proposed SRO project, construction noise, and exterior lighting were received. The issue of socioeconomics is not considered an environmental issue. Construction noise, by nature, is temporary, and therefore, not considered a significant environmental effect. The proposed project's exterior lighting would be evaluated in the design review stage of the project and would be subject to the Planning Department's Residential Design Guidelines as well as the requirements of the Building Code.

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[4] *Phase I Environmental Site Assessment - 574 Natoma Street* by Myron Olson, R.E.A., Olson Environmental, Inc. January 25, 2008. This document is on file and available for public review by appointment at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, California, as part of Case File No. 2008.0795E.

[5] *Re: New Profile 574 Natoma* by Tim Costello, TestAmerica. February 19, 2008. This document is on file and available for public review by appointment at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, California, as part of Case File No. 2008.0795E.

[6] DPH. 574 Natoma Street Project, EHS-HWU Case Number 742 San Francisco, California. By Rajiv Bhatia, MD, MPH, December 12, 2008. This document is on file and available for public review by appointment at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, California, as part of Case File No. 2008.0795E.

CONCLUSION

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. As discussed above, these conditions include no significant environmental effects related to traffic, noise, air quality, or water quality. It has also been shown that the project would have no significant environmental effects related to other topics such as land use, biology, utilities/public services, hazardous materials, and flooding. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. Therefore, the proposed project would be exempt under the above-cited classification. For the above reasons, the proposed project is exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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MEA Planner: Jeremy Battis
Project Address: **574 Natoma Street**
Block/Lot: 3726/075
Case No.: **2008.0795E**
Date of Review: September 30, 2008
Planning Dept. Reviewer: Pilar LaValley
(415) 575-9084 | pilar.lavalley@sfgov.org

PROPOSED PROJECT

☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project is demolition of the existing one-story industrial building and construction of a four-story, approximately 6,525 square foot, multi-unit residential building with two stacked parking spaces. The project is depicted in architectural elevations, dated 9/24/08, and prepared by architect Mary DeVries.

PRE-EXISTING HISTORIC RATING / SURVEY

Building Permit records indicate that the building was constructed in 1907. The subject property is not included in any previous historic surveys and is not included on the National or the California Registers. The subject building is located in an area that has been identified as a potential historic district and is currently undergoing an architectural resource survey as part of the Eastern SOMA Area Plan. The recorded date of construction and location within a potential historic districts makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located in the Eastern SOMA neighborhood on the north side of Natoma Street on the block bounded by Russ and 7th street. The immediate context is one- to three-story residential and industrial buildings with flat or gable roofs. An 1899 Sanborn map shows that this neighborhood was almost completely built-out prior to the 1906 earthquake and fires that essentially destroyed all buildings in the area. As a result of the conflagration, most buildings in the neighborhood date from after 1906 with many being built in the post-earthquake reconstruction period from 1906-1927.

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1. **California Register Criteria of Significance:** **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: The period of significance for the potential Western SOMA Light Industrial & Residential historic district is 1906-1936.

Notes: Although constructed during the period of significance for the potential Western SOMA Light Industrial and Residential historic district, the subject property has been substantially altered such that it no longer possesses integrity from the period of significance and does not appear eligible for the California Register individually or as a contributor to the Western SOMA district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject building was constructed in 1907, shortly after the 1906 earthquake, and is within an area characterized as a potential historic district based on post-quake development. However, the subject building appears to have been substantially altered with a horizontal addition and reconfiguration and recladding of the front façade in 1944 and after. As this work occurred outside the period of significance for the potential historic district, the subject buildings does not appear to represent an association with the post-quake reconstruction. Therefore, the building does not appear to qualify as a contributor to the potential historic district under criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

City Directories and Census records were consulted, and no persons of known historical significance appear to have been associated with the subject building.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a one-story, wood frame structure clad in stucco with a flat roof. The front façade is largely occupied by a large garage door with an adjacent pedestrian door. On the upper portion of the façade are several multi-light metal sash windows.

The construction date of 1907 places the building in a timeframe typified by late Victorian and Craftsman architecture; however, the building is not detailed in either of the two styles. The building may be described as a utilitarian industrial structure that is not historically significant.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Notes: The building has been significantly altered since its original construction. The original building permit (1907) states that the building will be one-story, 20′x36′, with rustic siding and "steep" roof clad in corrugated iron. The 1913 Sanborn map indicates a substantial addition has been added to the building footprint at unknown date. A subsequent building permit from 1944 documents another addition as well as recladding the façade with plaster. Other work, including fenestration, occurred at unknown dates. Based on these alterations, the building appears to have a low level of integrity from the potential historic district's period of significance of 1906-1936.

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3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

Notes: Not applicable.

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5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes: Not applicable.

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6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The subject property does not appear to qualify a contributor to the potential Western SOMA Light Industrial & Residential historic district. The proposed bulk, mass, height, and cladding of the new construction appears generally compatible with the surrounding buildings. Therefore, the proposed project is not anticipated to have an adverse effect on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 9.30.08

Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

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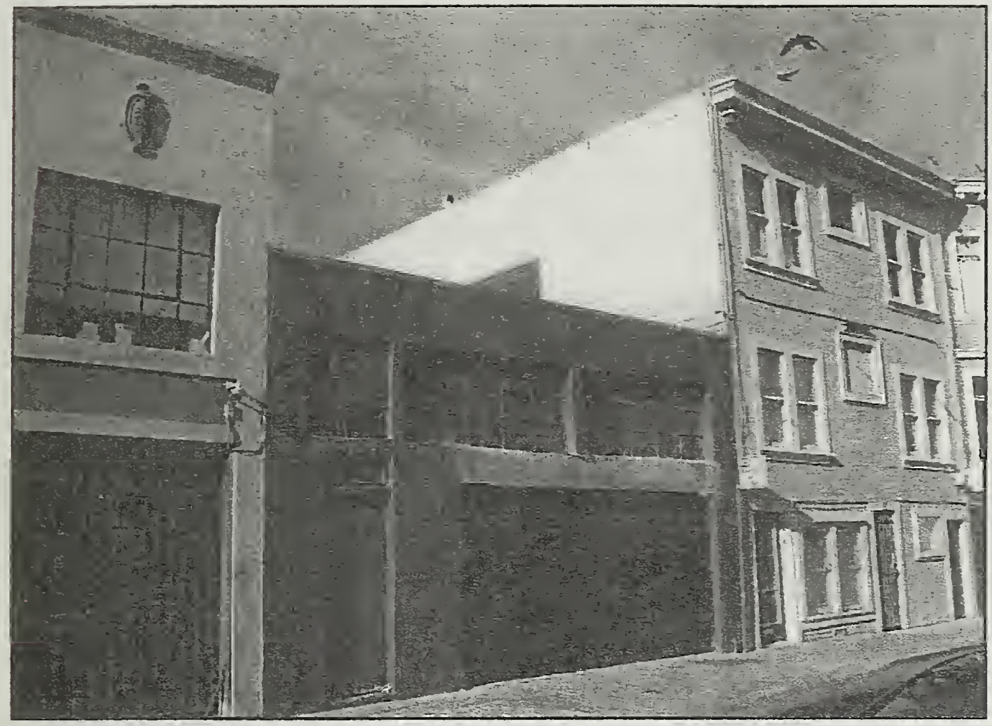

South elevation of the current building at 574 Natoma Street, M. DeVries, 2008.

View of Natoma Street to the east, M. DeVries, 2008.

SAN FRANCISCO
PLANNING DEPARTMENT

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Certificate of Determination
Exemption from Environmental Review

Case No.:	**2008.1274E**
Project Title:	**501-503 Capp Street (3441-3447 20th Street)**
Zoning:	RTO-Mission (Residential Transit Oriented – Mission) 55-X Height and Bulk District
Block/Lot:	3610/047
Lot Size:	6,000 square feet
Project Sponsor:	Susan Clark (415) 397-1572
Staff Contact:	Pilar LaValley – (415) 575-9072 pilar.lavalley@sfgov.org

SF
C58
#59
3/27/09

PROJECT DESCRIPTION:

The project site is located on the southeastern corner of 20th and Capp streets in the center of the Mission neighborhood. The 6,000 square foot (sf) property is entirely occupied by two, two-story over basement multi-family residential buildings; 3441-3447 20th Street (subject building) and 501-503 Capp Street (not part of proposed project). Both buildings appear to have been constructed circa 1890. The project involves additions and alteration to the 3441-3447 20th Street building to restore the original roof form and provide one new residential unit.

(Continued on following page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(2))

REMARKS:

See next page.

GOVERNMENT
DOCUMENTS DEPT

APR - 6 2009

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DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

March 27, 2009
Date

cc:
- Susan Clark, Project Sponsor
- Brett Bollinger, MEA Division
- Pilar LaValley, Neighborhood Planning Division
- Supervisor David Campos, District 9
- Virna Byrd, M.D.F.
- Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

The project would increase the existing 10,863 sf building by 3,678 sf for a total building area of 14,541 sf. The building height would increase from approximately 36 feet to approximately 40 feet as measured to the mid-point of the roof. The basement floor would contain one dwelling unit and parking; the first through third floors, two dwelling units per floor. The subject building contains 5 parking spaces, which will be retained on the project site.

The proposed project includes a vertical addition of approximately 3,678 sf, which would be constructed to replace the original third floor that was removed due to fire damage in the 1970s. The proposed third floor addition would replicate the original roof form on the street facing elevations with a new roof dormer facing the courtyard (setback approximately 15 feet from the 20th Street façade) and a new flat-roof section at the rear of the building (setback approximately 40 feet from the 20th Street façade and 25 feet from the Capp Street façade). Other exterior alterations would include replacement of non-original aluminum windows with wood sash, replacement of non-original garage doors with a new roll-up garage door, replacement of exterior rear wood stair, installation of new window openings at the basement dwelling unit, and installation of a new wrought iron gate at the driveway. Interior alterations would include combining two existing dwelling units at basement into one unit, reconfiguration of interior basement walls for parking, and seismic upgrades.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 3441-3447 20th Street is a historical resource as defined by CEQA. Under the San Francisco Planning Department CEQA Review Procedures for Historic Resources,[1] the property is designated Category A.2, a presumed historical resource, because it is listed on an adopted local register – the "Here Today" survey.

In a memorandum dated March 3, 2009, Planning preservation staff determined that the building on the subject property is a historic resource.[2] As described in the memorandum, the building is eligible for inclusion on the California Register as a contributor to a potential historic district centered around Shotwell Street between 20th and 26th streets that is significant under criterion 1 (Event) and criterion 3 (Architecture) with a period of significance from mid-1860s to 1915. Constructed circa 1890, the building is representative of the period when the Mission district was developed as one of San Francisco's early streetcar suburbs in an area that was not impacted by the 1906 Earthquake and Fire. Although an original architect has not been identified, the building embodies the distinctive characteristics of the Queen Anne style. As described in the memorandum, not only has the subject property been found significant under California Register Criteria 1 and 3 as part of a potential historic district, the existing building site retains much of its original integrity with respect to location, design, workmanship, setting, and materials. While it has undergone significant alterations with the removal of the original 3rd floor and roof, the workmanship and existing materials of the subject building, as well as its prominent corner location, allow it to continue to convey much of its original significance as a contributor to a potential district.[3]

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[1] San Francisco Preservation Bulletin No. 16, City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources. Available at http://www.sfgov.org/planning/mea.

[2] Historic Resource Evaluation Response Memorandum for 501-503 Capp Street (3441-3447 20th Street) from Pilar LaValley, Preservation Technical Specialist, to Brett Bollinger, Environmental Planner, March 3, 2009. A copy of this memorandum is attached.

The proposed project's alteration and expansion of the existing structure was found to be consistent with the Secretary of the Interior's Standards; it would not materially impair the building's or potential district's integrity or impact historic significance. Building façade elements that are not from the period of significance would be replaced with features based on historic pictorial evidence.[4] With the proposed replacement of the roof and 3rd story and rehabilitation, the building will regain its original configuration and much of its appearance from the street. As such, it will remain a contributor to a potential historic district and will not have an impact on the potential historic district.

CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if: (A) the project is in an area where all public services and facilities are available and (B) the area in which the project is located is not environmentally sensitive. The proposed project would meet these criteria by adding approximately 3,678 sf to an existing 10,863 sf building in an area of the City where all public services and facilities are available and which is not environmentally sensitive. The proposed project would replace the original 3rd story and roof on an existing building in a manner that is consistent with the Secretary of the Interior's Standards such that it would not impact the historic significance of the subject building or surrounding properties.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is a historical resource as a contributor to a potential historic district, and the proposed project would not adversely impact the resource, the potential historic district, or any off-site historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[3] Ibid.

[4] Ibid.

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PLANNING DEPARTMENT

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Historic Resource Evaluation Response

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MEA Planner:	Brett Bollinger
Project Address:	**501-503 Capp Street (3441-3447 20th Street)**
Block/Lot:	3610/047
Case No.:	**2008.1274E**
Date of Review:	March 3, 2009
Planning Dept. Reviewer:	Pilar LaValley (415) 575-9084 I pilar.lavalley@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes replacement of the 3rd floor and roof with introduction of a new roof dormer facing the courtyard and a flat-roofed area at southeast portion of the building. The reconstructed 3rd floor will be occupied by two new dwelling units. A basement garage (an opening and door already exist) with five parking spaces and altered garage opening will also be installed. Additional work includes replacement of non-historic windows, reconstruction of rear stair, and new metal gate at driveway. The subject property contains two buildings – 501-503 Capp Street and 3441-3447 20th Street – with proposed work limited to the 20th Street building.

PRE-EXISTING HISTORIC RATING / SURVEY

No official records document the original construction date of the property, however, it appears to have been constructed circa 1890. The subject property was previously surveyed in the "Here Today" survey by Junior League of San Francisco conducted in 1962, and in the 1976 Architectural Survey, which documented approximately 10 percent of the City's built environment. Although the subject building is not included on the National or the California Registers, its estimated date of construction and previous survey information makes it a "Category A" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on the southeastern corner of 20th and Capp streets in the Mission neighborhood. The subject property contains two buildings: 501-503 Capp Street and 3441-3447 20th Street (subject building). Both buildings have multi-family residential uses.

With the exception of a park and surface parking lot at the northwest corner of 20th and Capp streets, the immediate context is characterized by two- to five-story residential buildings. Buildings range in date with the majority constructed between the late-1800s and early-1900s. Several large residential buildings also date from the 1980s to present. Older buildings are predominately wood frame with one to three residential stories above a raised basement. Architectural styles and ornamentation are varied with some emphasis on Italianate and Queen Anne architectural styles. The subject property represents an example of Queen Anne design.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☐ No ☒ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: circa 1865 – circa 1915

Notes: Based on the criteria, staff believes that the subject building, with the proposed replacement of 3rd-story, is eligible for inclusion on the California Register as a contributor to an historic district that is potentially eligible under criterion 1 (Event) and criterion 3 (Architecture).

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

No building permit records have been located to document the original construction date for the subject building. Sanborn Fire Insurance maps indicate that the subject buildings were constructed sometime between 1889, when the subject parcel appears to be undivided with a large residential building and several outbuildings, and 1899 when the subject parcel has been subdivided and the two existing buildings are depicted. The "Here Today" survey provides a construction date estimate of 1891, based on research of water records, building permits, and/or architectural style.[1]

The original construction date relates the property to the period when the Mission district was developing as one of San Francisco's early streetcar suburbs. The expansion of transportation options into the Mission district began in mid-1860s with the grading of major streets including Valencia, Mission, Folsom, and 16th.[2] While neither Capp Street nor 20th Street developed horse car or streetcar lines, they benefited from such developments on the neighboring blocks of Howard (now South Van Ness) and Folsom, which spurred residential development throughout the Mission district. Sanborn maps indicate that most of the blocks surrounding the subject property were developed by 1890 with many stately homes developed on large lots along Howard Street. As noted in the Mission historic context statement, the prosperous era of streetcar suburbanization led to the proliferation of two- and three-story single family homes for the working and middle classes.[3] Unlike building stock of similar vintage that was destroyed in the 1906 earthquake and fire, the subject building and majority of surrounding buildings survived the conflagration. Therefore, portions of Folsom, South Van Ness, Capp, 20th, 21st, and Shotwell streets between 20th and 26th (with Shotwell Street serving as the primary axis) appear eligible for listing in the California Register as an historic district under criterion 1 for its association with streetcar suburbanization in the Mission district. The subject property, 3441-3447 20th Street, qualifies as a contributor to the eligible district due to its age.

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[1] The Historic Sites Project of the Junior League of San Francisco, Inc, "Here Today: San Francisco's Architectural Heritage," (San Francisco: Chronicle Books, 1962), preface.

[2] The historic context for transportation in the Mission District has been documented in *City Within a City: Historic Context Statement for San Francisco's Mission District.*

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

To date, no information related to former owners and/or tenants of the subject property has been provided. Therefore, the potential significance under criterion 2 cannot be determined at this time.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building (3441-3447 20th Street) is a two-story over basement, wood frame, residential building that has a U-shaped plan and flat roof with pediment. The existing pediment is the frieze portion of the original third-story cornice and is decorated with floriated and raised panel surfaces. The building's lower story is clad with horizontal wood siding and the 2nd floor is clad with hob-nail wood shingles. Two raised, inset porches highlighted by Queen Anne porch supports crowned by a rounded half-timbered arch and pedimented gable serve as entrances to the two wing's of the building. A curved, projecting bay window highlights the 2nd floor at the northwest corner of the building facing onto 20th and Capp streets. Fenestration generally consists of paired windows with a variety of sash types including double-hung, one-over-one wood sash and fixed transoms, fixed stained glass wood sash, bent glass, double-hung wood sash, and aluminum slider sash. The minimal front yard setback is surrounded by a low wrought iron fence. A partial two-story addition along Capp Street (between the subject building and building at 501-503 Capp Street) houses an egress stair and laundry room.

Although no original building permit has been located, Sanborn Fire Insurance maps indicate that the subject building (and 501-503 Capp Street) was constructed between 1889 and 1899. Based on historic photographs and survey information, the original building appears to have had a 3rd story with hipped and gable roof, pedimented gables facing onto 20th and Capp streets, several eyebrow windows, and a conical turret capping the curved window bay. At the time of the "Here Today" survey, the subject building (and 501-503 Capp Street) were described as "a superb articulation of the emerging Queen Anne style" that "form a fine example of street architecture" with a "busy quality achieved by the floriated surfaces, hob-nail shingles, and procession of gables leading to a conical tower."[4] Subsequent building permits indicate that the subject building was damaged by a fire in 1970, which resulted in removal of the original 3rd story. Although it currently lacks the original 3rd floor and articulated roof, the building retains the workmanship, materials, and many of the architectural elements related to the original Queen Anne style.

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[3] San Francisco Planning Department, *City Within a City: Historic Context Statement for San Francisco's Mission District*, November 2007, p. 50.

[4] The Historic Sites Project of the Junior League of San Francisco, Inc, "Here Today: San Francisco's Architectural Heritage," (San Francisco: Chronicle Books, 1962), Appendix, p. 298.

The range of construction dates and architectural expression of the building places it in a timeframe typified by Queen Anne architecture in San Francisco. As noted in *City Within a City: Historic Context Statement for San Francisco's Mission District,* housing stock constructed in the Mission during the Gilded Age period (1864-1906) reflected a progression of "Victorian" styles. The Queen Anne style,

> which came to fruition in the 1890s, disposed of the verticality of the earlier Victorian styles and embraced a gable-front form with rounded bays and decorative turrets. Queen Anne residences were usually ornately dressed in shingles, spindle-work, and decorative friezes. Queen Anne home construction included large single-family houses, multifamily flats patterned on the single-family plan, and small row-house cottages. More so than in the earlier years of the Gilded Age, construction during the popularity of Queen Anne involved real estate companies and small tract development in outlying areas.

Sanborn maps and the Mission historic context statement indicate that this portion of the neighborhood was almost fully developed with residences by 1890. Architectural design along surrounding blocks includes Queen Anne, Greek Revival, and Italianate residences, and the area, with Shotwell Street between roughly 20th to 26th streets as the primary axis, contains a unique and well-preserved collection of residential buildings dating from the mid-1860s to 19-teens. With the proposed replacement of the 3rd story based on historic photographs, the subject property represents a Queen Anne design dating from the period of significance and as such the subject property would qualify as a contributor to an historic district that appears eligible for the California Register under criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes: The subject building has been previously altered with the most significant alteration occurring circa 1970 with the removal of the original roof and 3rd story as a result of fire damage. Additional alterations include window replacement (1985), installation of garage opening (1984), and addition of rear stair (date unknown). The rear stair addition appears to have been altered several times with the most recent version expanding to cover the original frieze and cornice at 3rd story. While these alterations, particularly the removal of the 3rd story, are significant, the workmanship and existing materiality of the subject building, as well as its prominent corner location, allow it to continue to convey much of its original significance as a contributor to a potential district. The subject building retains integrity of location, setting, workmanship, and material. It lacks integrity of design, association, and feeling.

With the proposed replacement of the roof and 3rd story and rehabilitation of the building, the building will regain its original configuration and much of its appearance from the street. As such, it will remain a contributor to a potential historic district.

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3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present *(Go to 6. below)* ☒ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

Notes: The proposed project is described in architectural plans prepared by architect Les Girouard, dated February 20, 2009. As proposed, the proposed project entails removal of non-historic aluminum windows and replacement with appropriate wood sash, installation of new garage door and metal gate at driveway, reconstruction of rear stair, and reconstruction of the 3rd story and roof with new courtyard facing dormer and modified roof form at rear corner of building not visible from street. Existing original fenestration and woodwork will not be altered.

The proposed project appears to be in conformance with the *Secretary of the Interior's Standards for Rehabilitation* (*Standards*) as the work is generally restorative and will not impact historic fabric. Specifically, the project complies with Standards 2, 9, and 10:

Standard 2: The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The original configuration, fenestration, and decorative woodwork that characterize the existing two-story portion of the building will be retained and preserved. Non-historic aluminum windows will be replaced with windows matching the original in configuration, material, and appearance. Replacement of the 3rd story and roof will be based on historic photographs. Overall, the proposed project will retain and preserve character-defining features and restore the original appearance of the building from the street.

Standard 6: *Deteriorated historic features will be repaired rather than replaced. Replacement of missing features will be substantiated by documentary and physical evidence.*

The building's original hipped and gable roof with conical turret and pedimented gable wall dormers facing 20th and Capp streets was removed from the building circa 1970 as a result of fire damage. The original roof was replaced with a flat roof behind a parapet fashioned from a retained portion of the original 3rd floor cornice. The original roof configuration, materials, and appearance are documented in several photographs of the building from 1966 and in a photograph published as part of the "Here Today" survey. The other original building on the parcel, 501-503 Capp Street, also provides evidence of the original appearance as it features many of the details of the subject building. Based upon this information, the project proposes to reconstruct the majority of roof and 3rd floor to match the original in configuration and appearance. This will replace a significant missing feature of the building in conformance with this standard.

Standard 9: *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The new garage door will be installed in the raised basement portion of the building and will not impact decorative woodwork or historic materials that characterize the building. The expansion of 3rd story to include a dormer along the courtyard and a flat roofed section of the building has been setback from front and side elevations to be subordinate to the reconstructed roof form of original building and to minimize visibility from the street. While the shed roof dormer along courtyard will be visible, the original configuration and decorative features that characterize the building as a contributor to a potential historic district shall be retained. Overall, it appears that the size, shape, height and materials of the proposed alteration at southeast corner of the building will not be substantially visible and will not interrupt character-defining features or views of the subject building.

Standard 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Future removals of the garage and roof alteration, while unlikely, are not anticipated to impair the essential form and integrity of the resource.

---

5. **Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or**

cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.

Notes: Not applicable.

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The proposed project will not have an adverse impact on a potential California Register-eligible historic district. As noted above, the area surrounding the subject property contains a unique and highly intact concentration of residential buildings constructed between the 1860s and 1915 when it developed as one of San Francisco's first streetcar suburbs.

Although proposed work will be visible from the street it will not detract from the status of the subject property as a contributor to a potentially eligible district nor is it anticipated to impact the integrity of the district. The new construction is setback from street and allows the original building to convey its original massing and materials from street view. Overall, it appears that the majority of the work will restore the building to an earlier appearance and that alterations to a portion of the roof will not detract from the significance of the building or the potential historic district. Therefore, the proposed project will not result in an adverse effect on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: Sophie Middlebrook
Sophie Middlebrook, *Acting Preservation Coordinator*

Date: 03/03/09

cc: Brett Bollinger, CAT EX Coordinator
Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

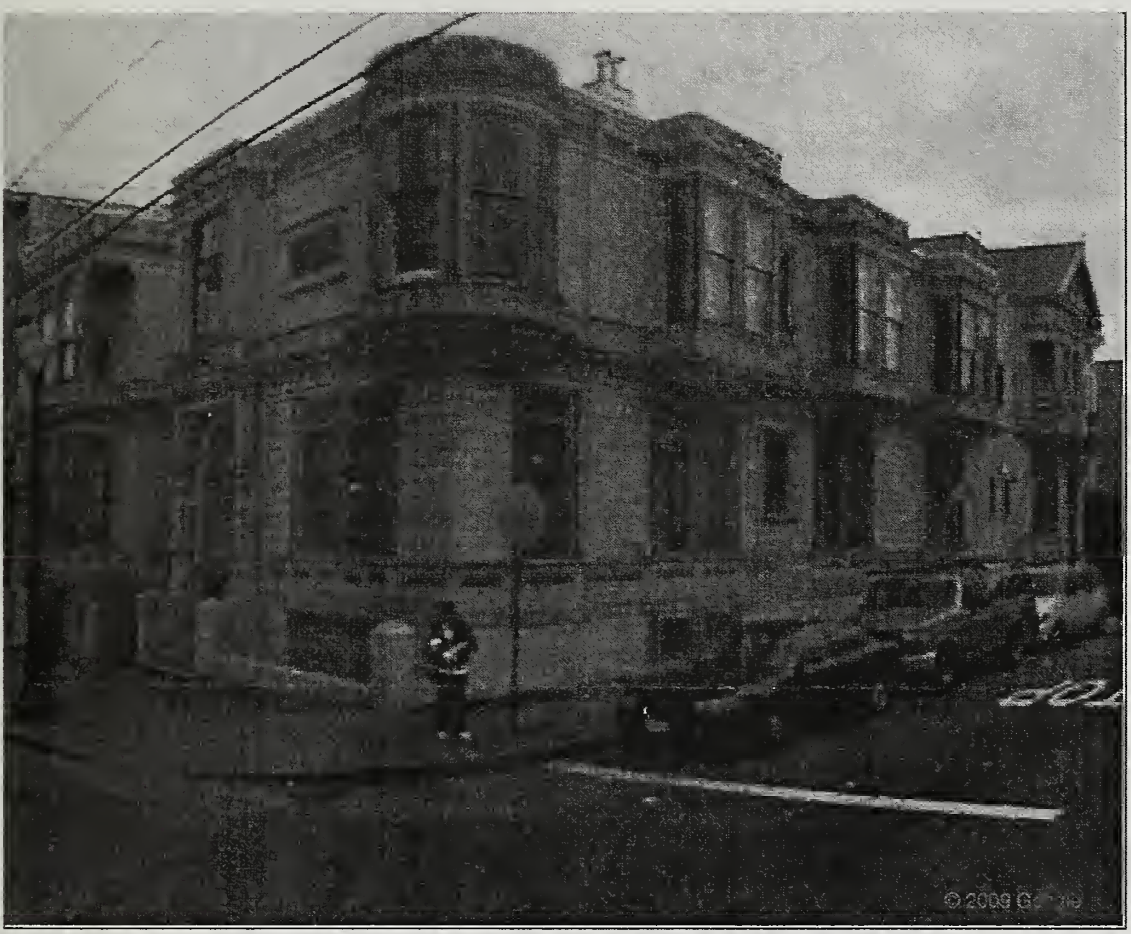
PL: G:\DOCUMENTS\3441-3447 20th\Historic Resource Evaluation Response.doc

Google Maps

Address **20th St / Capp St**

Address is approximate

Save trees. Go green!
Download Google Maps on your phone at **google.com/gmm**



501-3 CAPP & 3445-7 20th ST	3610	47	3
street address	block number	lot number	summary

flats /R/ 2+
building type/use/number of floors

landmark number

RELATIONSHIP WITH SURROUNDING BUILDINGS

Relationship of setting to building -2 -1 0 1 [✓ 2] 3 4 5

Importance as contribution to a cluster/streetscape -2 -1 0 1 2 [✓ 3] 4 5

ARCHITECTURAL DESIGN VALUATION

Facade proportions -2 -1 0 1 [✓ 2] 3 4 5

Richness/Excellence of detailing/decoration -2 -1 0 1 2 [✓ 3] 4 5

Unique visual feature of interest 0 [✓ 1] 2 3 4 5

Example of a rare or unusual style or design 0 1 2 [✓ 3] 4 5

Overall architectural quality -2 -1 0 1 [✓ 2] 3 4 5

☐ PROPOSED FOR FURTHER INVESTIGATION

☐ CORNICE, PARAPET, APPENDAGE

Importance of cornice to building design -2 -1 0 1 2 3 4 5

Cornice contribution to streetscape -2 -1 0 1 2 3 4 5

FACADE CONDITION

Physical condition -2 -1 0 [✓ 1] 2 3 4 5

Paint/Material color -2 [✓ -1] 0 1 2 3 4 5

unfortunate colors by 'Happy Colors paint Co.

☐ REMODELING

Appropriateness of improvements -2 -1 0 1 2 3 4 5

ENGLE 10-2-75
date

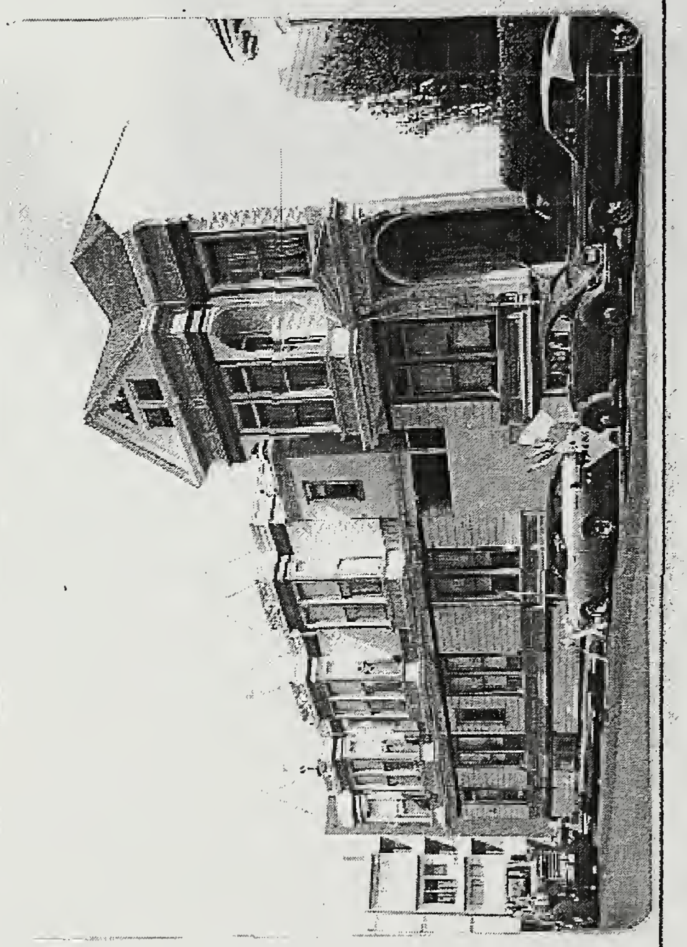


photo 46A-36

Field Notes

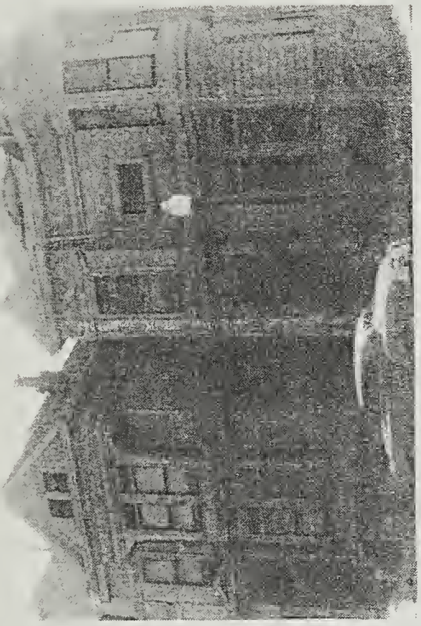
has lost its gables since 'Here Today'.

Review Notes

Junior League Listing
☐ text ☐ index ☐ file
☐ Northern California Guide
☐ Other Listing

B5

· APR · 66



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· APR · 66

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SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☑	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☐	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☑	
Fee	☑	
Supplemental Information Form for Historical Resource Evaluation and / or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☑	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☑
Tree Disclosure Statement, as indicated in Part 3 Question 4	☐	☑
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☑
Additional studies (list)	☐	☑

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or [✓ agent]): ______ Date: 1.16.09

(For Staff Use Only) Case No. 2009.0050E

Address: 4120 22nd St.
Block/Lot: ______

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	PETER FRIEL	Telephone No.	822 9003
Address	PO BOX 320221 SF, CA 94132	Fax. No.	822 5529
		Email	PETERFRIEL@IRELAND.COM
Project Contact	ANDY RODGERS	Telephone No.	309 9612
Company	ARCHITECTURE	Fax No.	255 3135
Address	3975 19TH ST SF, CA 94114	Email	ARDESIGN@ATT.NET

Site Information

Site Address(es): 4120 22ND ST

Nearest Cross Street(s) EUREKA

Block(s)/Lot(s)	2767, 009	Zoning District(s)	RH2
Site Square Footage	2750	Height/Bulk District	40X

Present or previous site use 2 FAMILY RESIDENCE

Community Plan Area (if any)

Project Description - please check all that apply

☑ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☑ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost T.B.D.

Describe proposed use 2 FAMILY RESIDENCE

Narrative project description. Please summarize and describe the purpose of the project.

PROPOSED VERTICAL ADDITION (3RD STORY),
PROPOSED EXPANSION OF GARAGE SOUTH TO P.L. AND EAST TO P.L.
(N) DECK ATOP (NORTH) BREAKFAST ROOM,

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☑	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☑
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ______ What type of foundation would be used (if known)? ______	☐	☑
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☑
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☑	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☑
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☑
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☑
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☑
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☑	☐
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☑
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). ______	☐	☑

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2008 SF	1862 SF	+752 SF	2760 SF
Retail				
Office				
Industrial				
Parking	1 CAR	1 CAR	–0–	1 CAR
Other (specify use)				
Total GSF				
Dwelling units				
Hotel rooms				
Parking spaces				
Loading spaces				
Number of buildings				
Height of building(s)				
Number of stories				

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 15301(e)

addition to (e) single-family dwelling
April 1, 2009

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner:	Brett Bollinger
Project Address:	**4120 22nd Street**
Block/Lot:	2767 / 009
Case No.:	**2009.0050E**
Date of Review:	March 20, 2009
Planning Dept. Reviewer:	Michael Smith (415) 558-6322 I michael.e.smith@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal is to construct a vertical addition on a two-family dwelling that was constructed circa 1896. The addition would be set back 17-feet from the front of the building and add 7'-6" to its height.

PRE-EXISTING HISTORIC RATING / SURVEY

According Sanborn Maps of the neighborhood, the subject building was constructed circa 1896. It is not listed on any local surveys and it is not listed on the National or the California Registers. Because the building was constructed before 1913 it is a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on the north side of 22nd Street between Eureka and Douglass Streets in the Noe Valley neighborhood. The immediate context is a mixture of single-family and two-family buildings mostly constructed circa 1890 to the present. Alvarado School is located across the street from the property. The Liberty Hill Historic District is the nearest documented historic district and is located approximately a quarter mile to the northeast of the property. The immediate context has a similar scale and aesthetic character.

---

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

   Event: or ☐ Yes ☒ No ☐ Unable to determine
   Persons: or ☐ Yes ☒ No ☐ Unable to determine
   Architecture: or ☐ Yes ☒ No ☐ Unable to determine

Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: 4120 22nd Street is a modest, one-story over garage, wood-framed, two-family dwelling with a rectangular plan and no off-street parking. Constructed circa 1896, the building is an example of a vernacular Queen Anne cottage. The exterior is clad in asbestos siding and features a gabled roof that is broken into two sections, a raised off set entry, a chamfered front wall, and a generous front setback. The installation of the asbestos siding has resulted in either the removal or covering of the building's original ornamentation. The owner has removed some of the asbestos siding to reveal scalloped wood shingles beneath the gables and the original wood post at the front porch. Other details include double-hung wood windows and terrazzo entry steps.

The building is currently under construction pursuant to a permit that was issued in 2006 to construct a single-story garage addition at the front of the building. The addition is not pictured in any of the photographs that accompanied the environmental application but plans for the addition were provided.

In general, the building at 4120 22nd Street represents the early development of the Noe Valley neighborhood but it cannot be demonstrated that it has a specific association with its evolution or a specific event as required by the guidelines. Therefore, the property does not meet Criterion 1 for listing on the California Register.

Little is known about Mr. Jeremiah J. Hayes, the original owner of the property. He is listed as a shipping clerk and later as a driver. He owned the property until 1915 when it was gifted to George Vincent Hayes. Mr. George Hayes and the subsequent owners of the property were all middle-class workers based upon archival research of biographic and newspaper indexes. None of the people associated with the property were important to local, regional, or national history. Therefore, the property does not meet Criterion 2 for listing on the California Register.

4120 22nd Street is not a unique building type in the Noe Valley neighborhood. The neighborhood contains better examples of vernacular Queen Anne architecture that display a higher degree of craftsmanship. Furthermore, the building's character defining ornamentation cannot be seen or has been removed. The original architect is unknown, but it does not appear to be the work of a master. As such, the building does not meet Criterion 3 for listing on the California Register.

Research of archival records indicates that the building was likely the first structure on the site, therefore, construction activity is unlikely to yield remnants of historic era buildings. Furthermore, there were no reported Native American settlements in the area, making it unlikely that the site would yield prehistoric artifacts. The property does not meet Criterion 4 for listing on the California Register.

There are no existing historic districts within the Noe Valley neighborhood. The subject and opposing block faces do not contain a concentration of buildings united contextually by age and style. As a result, the subject building does not appear to be a contributor to a potential historic district.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Notes: 4120 22nd Street has not been moved, retains its gabled form, and its original wood siding is being restored. Therefore, the building retains integrity of location, setting, and feeling. The horizontal addition that was approved for the building and is currently under construction, would add a garage with a roof deck on top, extending the building six-feet closer to the front property line. The addition compromises the building's design. The remainder of the asbestos siding that is proposed for removal, compromises the building's materials and workmanship. The building lacks integrity of association because it is not associated with a particular historic event. Overall, the building has fair historic integrity primarily due to the recent garage addition that is under construction.

---

3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

---

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: 4120 22nd Street is not within a historic district and none of the buildings within the immediate vicinity appear to be individually eligible as a historic resource. Therefore, the project would not adversely impact any off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: Tma Tr Date: 3-30-09

Tina B. Tam, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Historic Preservation Commissioin
Virnaliza Byrd / Historic Resource Impact Review File
Brett Bollinger / MEA Planner

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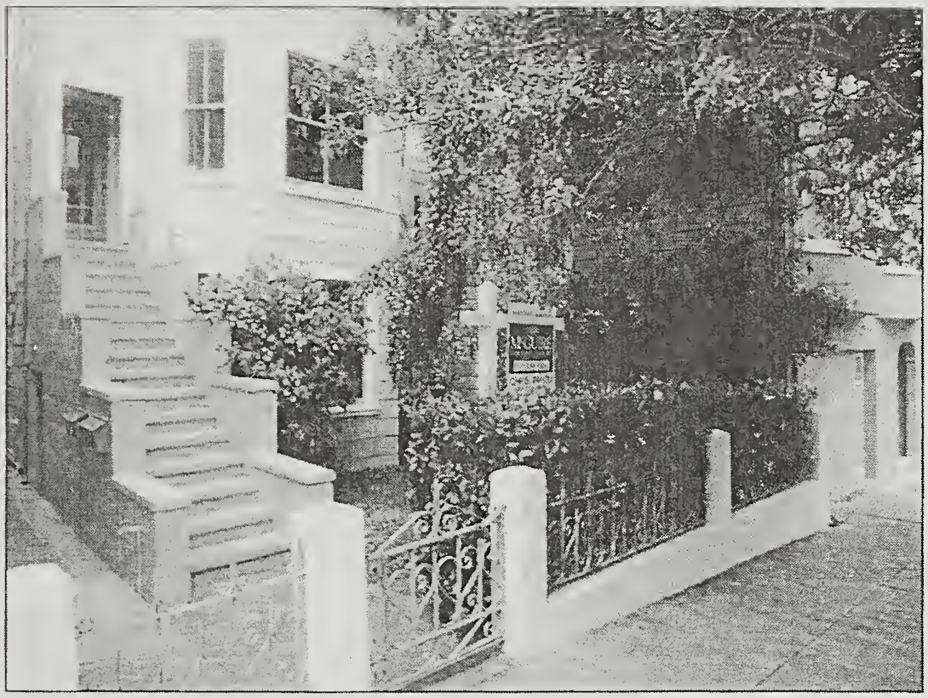

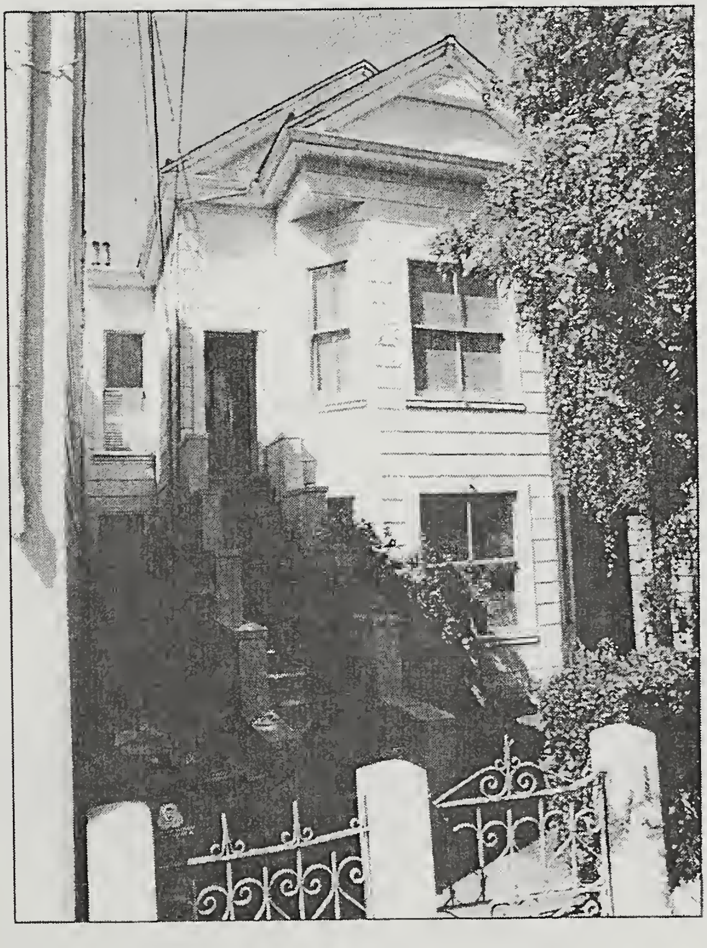

Summer,
2008

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SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
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San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
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Certificate of Determination
Exemption from Environmental Review

Case No.: **2008.1379E**
Project Title: 448 Pennsylvania Avenue
Zoning: Residential, House, Two-Family (RH-2) District
40-X Height and Bulk District
Block/Lot: 4064/007
Lot Size: 2,500 square feet
Project Sponsor: Jeremy Paul, Quickdraw Permit Consulting
415 552-1888
Staff Contact: Jeanie Poling – 415 575-9072
jeanie.poling@sfgov.org

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#59
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PROJECT DESCRIPTION:

The project site is on the western slope of Potrero Hill, on the east side of Pennsylvania Avenue midblock between 19th and 20th Streets, within the Eastern Neighborhoods Plan Area. The project involves the demolition of a 2,668-gross-square-foot (gsf), one-story-over-ground-floor, single-family residential structure with one off-street parking space, and the construction of a 4,475 gsf, four-story-over-ground-floor, two-residential-unit structure with two off-street parking spaces. (Continued on following page.)

EXEMPT STATUS:

Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Sections 15301(l)(1) and 15303(b)]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

April 3, 2009
Date

cc: Jeremy Paul, Project Sponsor
Jeanie Poling, MEA Division
Erika Jackson, Neighborhood Planning Division
Pilar LaValley, Preservation Planner
Supervisor Sophie Maxwell, District 10
Virna Byrd, M.D.F.
Historic Preservation Distribution List

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PROJECT DESCRIPTION (continued):

The project site is a 25-by-100-foot steeply sloped lot; the east (rear of the lot) side of the lot is approximately 20 feet higher in elevation than the west (front, Pennsylvania Avenue) side. The I-280 freeway is approximately 300 feet to the west and 60 feet below the project site.

REMARKS:

Historical Resources: In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the existing building at 448 Pennsylvania Avenue is a historical resource as defined by CEQA. A building may be considered a historic resource if it meets any of the criteria that make it eligible for listing in the California Register of Historical Resources. Historical records indicate that while no original building permit has been located for the existing structure on the project site, it appears to have been constructed between 1905 and 1910. While it may have been moved and/or constructed within the reconstruction period after the 1906 earthquake and fire, the building does not appear to individually embody the distinctive characteristics of buildings located in what may be considered reconstruction historic districts, nor is it located in a potential historic district based on post-quake development due to a concentration of 1930s and 1960s buildings on the block. Thus, the building does not appear to be eligible for the California Register under criterion 1, events.[1]

The building appears to be a substantially altered version of an Edwardian residential building constructed circa 1910. Given its alterations, it is not architecturally significant and does not appear to possess high artistic value. Even if its builder or architect were identified, its level of alteration would preclude significance as the work of a master architect; thus, the existing building does not appear to be eligible for the California Register under criterion 3, architectural merit. Historical records do not indicate that the building is associated with persons important in history or that it is likely to yield information that is important to prehistory or history; thus, the structure not eligible for the California Register under criteria 2 and 4. In conclusion, the Planning Department's preservation staff has determined that the existing building is not a historic resource for purposes of CEQA.[2]

Archeological Resources: The project would involve a maximum depth of excavation of 13 feet. The proposed new building would be supported by 18-inch-deep spread footings. Based on review of Planning Department in-house archeological documentation, no CEQA-significant archeological resources are expected within project-affected soils.[3]

Air Quality/Potential Roadway Exposure: The San Francisco Department of Public Health (DPH) has issued guidance for the identification and assessment of potential air quality hazards and methods for assessing the associated health risks from exposure to air pollutants from high-volume roadways.[4] DPH has identified that a potential public health hazard for sensitive land uses exists when such uses are located within an approximately 500-foot radius of any boundary of a project site that experiences 100,000 vehicles per day. To this end, San Francisco added Article 38 of the San Francisco Health Code, approved November 25, 2008, which requires that, for new residential projects of 10 or more units located in proximity to high-traffic roadways, an air quality assessment be prepared to determine whether residents would be exposed to potentially unhealthful levels of $PM_{2.5}$.[5] Through air quality modeling, an assessment is conducted to determine if the annual average concentration of $PM_{2.5}$ from the roadway sources would exceed an identified concentration standard, and if so, the project sponsor is required install a filtered air supply system, with high-efficiency filters, designed to remove at least 80 percent of ambient $PM_{2.5}$ from habitable areas of residential units.

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[1] Historic Resource Evaluation Response Memorandum for 448 Pennsylvania Avenue, from Pilar LaValley, Preservation Technical Specialist, to Jeanie Poling, Major Environmental Analysis, March 19, 2009 [signed March 26, 2009, by Tina Tam, Preservation Coordinator]. A copy of this memorandum is attached.

[2] *Ibid.*

[3] MEA Preliminary Archeological Review: Checklist for 448 Pennsylvania Avenue, January 27, 2009. This document is on file and available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case No. 2008.1379E.

The 448 Pennsylvania Avenue project site is located within a potential roadway exposure zone, as mapped by DPH. While Article 38 of the San Francisco Health Code does not apply to the proposed project because it would contain fewer than 10 residential units, the project is nevertheless designed to reduce the potential adverse impacts from roadway pollutants. The home as designed would provide fresh air ventilation and minimize indoor air contaminants via an air impermeable building envelope and heat recovery ventilation with minimum efficiency reporting value (MERV) 13 standards.[6] Thus, the project would be designed such that its residents would avoid exposure to any high concentrations of roadway pollutants that may be present on the project site.

Exemption Status: CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition of a single-family residence, or up to three single-family residences in urbanized areas. Additionally, CEQA Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than six dwelling units in urbanized areas. The proposed project would result in the demolition of one approximately 2,668 gsf single-family residence and the construction of a 4,475 gsf, two-unit residence. Therefore, the proposed project would be exempt from environmental review under Class 1 and Class 3.

Other Environmental Effects: CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification.

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[4] San Francisco Department of Public Health, *Assessment and Mitigation of Air Pollutant Health Effects from Intra-urban Roadways: Guidance for Land Use Planning and Environmental Review,* May 6, 2008, http://www.sfphes.org/publications/Mitigating_Roadway_AQLU_Conflicts.pdf, accessed March 19, 2009.

[5] $PM_{2.5}$ = fine particles 2.5 micrometers in diameter and smaller.

[6] Sustainable Spaces, *Project: Cheney Residence, 448 Pennsylvania Avenue,* February 17, 2009. This document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, by appointment, as part of Case No. 2008.1379E.

CONCLUSION:

For the above reasons, the proposed project is appropriately exempt from environmental review.

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MEMO

Historic Resource Evaluation Response

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MEA Planner: Jeanie Poling
Project Address: **448 Pennsylvania Street**
Block/Lot: 4064/007
Case No.: **2008.1379E**
Date of Review: March 19, 2009
Planning Dept. Reviewer: Pilar LaValley
(415) 575-9084 | pilar.lavalley@sfgov.org

PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The project site is on the western slope of Potrero Hill, on the east side of Pennsylvania Avenue midblock between 19th and 20th Streets, within the Eastern Neighborhoods Plan Area. The proposed project involves demolition of a 2,668-gross-square-foot (gsf), one-story over basement, single-family residential structure with one off-street parking space, and the construction of a 4,475 gsf, four-story over basement, two-residential-unit structure with two off-street parking spaces. Bogatay Architects prepared a Historic Resource Evaluation Report (March 7, 2008) for the project.

PRE-EXISTING HISTORIC RATING / SURVEY

Sanborn Fire Insurance maps and Spring Valley Water Company records indicate that the subject property was constructed between 1905 and 1910. Although the subject building is not addressed in any previous historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the Potrero neighborhood on the west side of Pennsylvania Avenue midblock between 19th and 20th streets. The project site is a 25-by-100-foot steeply sloped lot, with the east (rear of the lot) side approximately 20 feet higher in elevation than the west (front, Pennsylvania Avenue) side. Interstate-280 is approximately 300 feet west of the project site. The surrounding context is a mixture of single-family homes and flats with dates of construction that vary from circa 1910 to 1960s (a number of buildings on the block were built in 1913, 1930s, and 1963). Visual continuity is mixed in terms of architectural style, roof form, and building materials.

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

According to information provided in the Historic Resource Evaluation Report, no original building permit for the building has been located. The report further suggests that the building may have been moved to the site or constructed of salvaged materials after the 1906 earthquake and fire. The possible date for this is 1910 based on the water connection recorded in Spring Valley Water Company records. The subject block is undeveloped, with the exception of 400 Pennsylvania Avenue, on the 1900 Sanborn map. If this block was largely undeveloped at the time of the 1906 earthquake, it may have been occupied by temporary refugee camps from roughly 1906 to 1910 when these camps were dissolved. By the 1915 Sanborn most of the lots on west side of street are developed. Although it may have been moved and/or constructed within the reconstruction period, the subject building does not appear to individually embody the distinctive characteristics of buildings located in what may be considered "Reconstruction Historic Districts," nor is the subject building located in a potential historic district based on post-quake development due to a concentration of 1930s and 1960s construction on the block. Therefore, the subject property does not appear to be eligible for the California Register under criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

City Directories, Census records, and ownership records were consulted to identify owners and residents of the subject property. Based on this information, it appears that the subject building has served as both an owner-occupied and rental residence throughout its history with several periods of vacancy. Owners and occupants appear to have generally been laborers or iron works associated with Union Iron Works or small-business owners. No persons of known historical significance appear to have been associated with the subject building and the building does not appears eligible under criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a one-story over basement, wood frame, single-family residential structure. The building has a steeply-pitched front-facing gable roof and projecting attic pediment. The building has a raised basement with projecting, stucco-clad stair and garage structure. The stair has tile treads and a wrought iron railing. The building is clad in stucco and there is a projecting rectangular bay window at the first floor. The building is fenestrated with a combination of aluminum fixed and slider sash and vinyl and wood double-hung sash.

The Historic Resource Evaluation Report notes that the property may have been moved to the current site from an unknown location sometime after the 1906 earthquake and fire. As no original building permit has been located and the original site is not known, there is no information available to identify a construction date, architect, or builder. The subject building does not appear on the 1900 Sanborn Fire Insurance map of the block. The 1915, 1950, 1975, 1987, and 1991 Sanborn maps include the subject building in roughly its current configuration (with the exception of the garage and stair projection). In 1959 a permit was issued for replacement of the front stairs, stucco of the exterior, and replacement windows. Other alterations include additional window replacement (1988), removal of brick chimney (1990), and seismic upgrades (1991).

This appears to be a substantially altered version of an Edwardian residential building constructed circa 1910. Given its alterations, the subject property is not architecturally significant nor does it possess high artistic value. Even if a builder or architect was identified for the building, its level of alteration would preclude significance as the work of a master. Therefore, the subject property does not appear to be eligible for the California Register under criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks
Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria. Should an assessment of integrity be required, staff believes that the subject property has undergone significant alteration and lacks integrity.

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3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)*

☐ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

Notes: Not applicable.

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5. **Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.**

Notes: Not applicable.

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed with buildings constructed from early 1900s to 1960s. Buildings on the block convey a variety of architectural styles, roof forms, and exterior materials. There are several groupings of gable-roof buildings constructed in 1913 and the east side of the street is predominantly low-slung flat-roof buildings constructed in the 1930s. Based on the variety of construction dates and building forms the subject block does not appear to eligible for listing as an historic district. 400 Pennsylvania Avenue (former Crowell house), constructed circa 1870, located at the southwest corner of 19th Street and Pennsylvania Avenue, appears individually eligible for listing on the California Register. Due to the topography and its distance from the proposed project site, no adverse effect on 400 Pennsylvania Avenue is anticipated. Based on this evaluation, it does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: Tina Tam   Date: 3-26-09
Tina Tam, *Preservation Coordinator*

cc: Jeanie Poling, MEA
Sonya Banks, *Recording Secretary,* Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

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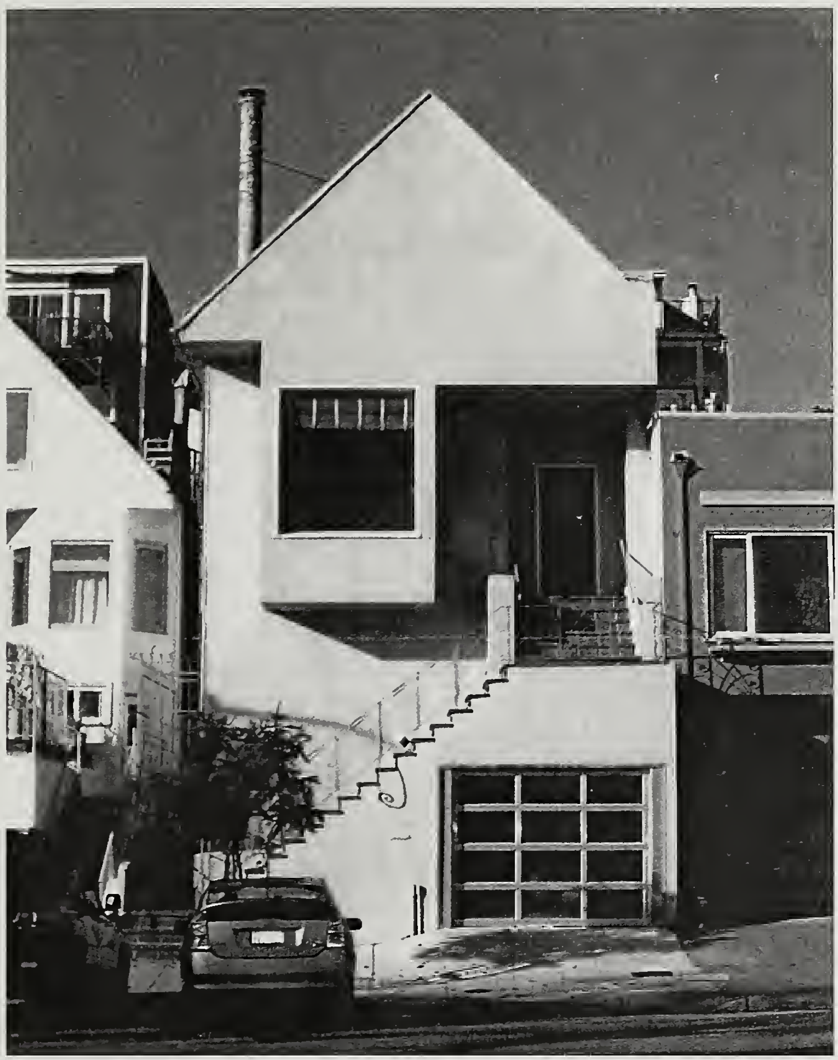

448 Pennsylvania Avenue

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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Case No.:	**2007.1015E**
Project Title:	**12 Sherman Street**
Zoning:	MUG (Mixed Use-General) 45-X Height and Bulk District
Block/Lot:	3754/042
Lot Size:	1,875 square-feet
Project Sponsor	Ahmad Larizadeh, Representative 415-716-9099
Staff Contact:	Moises Aceves – (415) 575-9050 Moises.Aceves@sfgov.org

;F
C55
#59
4/17/09

PROJECT DESCRIPTION:

The project site is located at 12 Sherman Street on an approximately 1,875 square-foot lot located on the south side of Sherman Street on the block bounded by Sherman Street, 7th Street, Folsom Street and Cleveland Street in the SOMA (South of Market) neighborhood. The property contains a 1,875-square-foot (sq. ft.), 17-foot-tall existing un-permitted structure with no construction records. The proposed project would include the removal of a non-conforming structure and construction of a new 39-foot-tall, four-story, approximately 4,200 sq. ft. , structure, containing two residential units in the top two floors over two commercial units on the second floor and PDR (Production Distribution Repair), use on the first floor. The proposed project would contain approximately 2,398 sq. ft. of residential space, 868 sq. ft. of commercial workspace, and 1,013 sq. ft of PDR use.

(Continued on next page)

EXEMPT STATUS:

Categorical Exemptions; Class 1(l)(4) and Class 3(b) [State CEQA Guidelines Sections 15301(l)(4) and 15303(b)]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Environmental Review Officer

April 17, 2009
Date

cc: Ahmad Larizadeh, Project Contact
Edgar Oropeza, San Francisco Planning Dept.
Supervisor Chris Daly, District 6

Bulletin Board
V. Byrd, M.D.F.
Exemption / Exclusion File

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PROJECT DESCRIPTION (CONTINUED):

The project site is located in the SOMA neighborhood, northeast of Interstate 80. The area is primarily characterized by small-scale apartment-condo homes/flats and light industrial business uses, and is within a Mixed Use-General (MUG) use district. No parking is proposed onsite.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department has determined that the subject property does not appear to be eligible for listing in the California Register. Therefore, it has been determined by the Planning Department's preservation staff that the property is not a historic resource.[1]

The existing building is a single-story rectangular commercial storage building with a sheet metal frame with wood and metal trusses, featuring a single-door garage storefront facing Sherman Street. The structure is a typical example of industrial buildings built after the 1906-1929 post-earthquake South of Market (SoMa) construction boom. The structure does not possess any character-defining features or particularly noteworthy architectural embellishments. [2]

The immediate area is comprised of early 20th century industrial utilitarian buildings and residential structures. Visual continuity on Sherman Street is fairly consistent in terms of architectural style, and there also appears to be a regular pattern of building types, massing and materials along the blocks surrounding the subject property. Based on this consistency, the area surrounding this property was identified as a potential Light Industrial and Residential Historic District in the SoMa Historic Context.

The Secretary of the Interior's Standards, Rehabilitation Standard No. 9 states that design for new work in or adjacent to a historic district should be differentiated from the old but compatible with the historic materials, features, size, scale and proportioning to protect the integrity of off-site historical resources. Recommendations by staff have been incorporated into the revised façade and design, and the proposed new building appears generally compatible with adjacent buildings. Therefore, the demolition of the existing structure and construction of the proposed project would not have an adverse effect on any historic resources.

The proposed project was formerly within the SLR (Service/Light Industrial/Residential Mixed-Use District) zoning district. The SLR district was designed to maintain and facilitate the growth and expansion of small-scale light industrial, home and business service, wholesale distribution, arts production and performance/exhibition activities, live/work uses, general commercial and neighborhood-serving retail and personal service activities while protecting existing housing and encouraging the development of housing at a scale and density compatible with the existing neighborhood. Housing was generally encouraged over ground floor commercial/service/light industrial activity. New residential or mixed use developments were encouraged to provide as much mixed-income rental housing as possible. In this district, one dwelling unit is permitted for every 200 square feet of lot area. The project site contains 1,875 square feet. Therefore, up to nine residential units could be permitted on the project site. The proposed project would construct a mixed-use building with two residential units on the third and fourth floors, two commercial work spaces on the second floor and PDR space on the first floor, thereby complying with the former SLR zoning district.

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[1] Memorandum from P. LaValley , Historic Preservation Technical Specialist, Historic Resource Evaluation Response 12 Sherman Street, 03/25/2008.

[2] Ibid.

In 1999, the Planning Commission adopted interim zoning controls for the City's industrially zoned land, including the project site, for a period of 15 months. These interim zoning controls created an Industrial Protection Zone (IPZ) and Mixed-Use Housing Zones (MUHZs). These controls emphasized protection of industrial uses. The interim controls expired in July 2001, but the intent of the controls became Planning Commission policy through Planning Commission Resolution 16202, adopted August 9, 2001. In this resolution, the former Housing Zone became a Mixed-Use Housing Zone, where mixed-use housing development, which maximized allowable residential density and affordability standards, was encouraged.

In its February 2006 appeal decision regarding a proposed project at 2660 Harrison Street, the Board of Supervisors found that, in the absence of the pending analysis of cumulative land use impacts in the Eastern Neighborhoods Area Environmental Impact Report (EIR), additional analysis would be required for individual projects to address the following: 1) the potential of a proposed project to contribute to a cumulative loss of PDR (production, distribution, and repair) jobs and businesses; 2) the potential of the proposed project to cause conflicts between industrial and other uses; and 3) the potential of a proposed project to adversely affect the City's ability to meet its housing needs as expressed in the City's General Plan. In a March 31, 2006 memorandum to the Planning Commission, the Environmental Review Officer indicated that these criteria would be used to analyze individual projects in the Eastern Neighborhoods planning area on a case-by-case basis to determine if an EIR would be required to examine a project's cumulative land use impacts. The Memorandum to the Planning Commission concluded that proposed projects within the Eastern Neighborhoods planning area that clearly would not meet the following criteria: 1) displace PDR uses; 2) reduce or eliminate future PDR land supply or building space; 3) create or contribute to land use conflicts; or 4) contribute to a cumulative adverse effect on the City's ability to meet its housing needs as expressed in the City's General Plan, would not be required to prepare EIRs.

On July 31, 2008, the Planning Commission adopted interim PDR Loss and Replacement Policy for the Eastern Neighborhoods, which applies within the boundaries of the Western SoMa Plan Area. This interim policy regarding new and replacement PDR space addresses projects throughout the Eastern Neighborhoods and related areas which may move forward for consideration and possible approval prior to the effective date of the Eastern Neighborhoods zoning controls. The policy addresses PDR replacement requirements as follows: in Core PDR areas and the Industrial Protection Zone, a one Floor Area Ratio (FAR) replacement as determined by Department Staff; in Housing/PDR and Housing/Mixed Use, a one-to-one replacement based on gross square footage of PDR removed as part of project with special considerations for PDR replacement in the Dogpatch Historic District; and finally, no PDR replacement to be required in Neighborhood Commercial or Residential Enclave Districts. The project site at 12 Sherman Street is subject to one-to-one replacement. Therefore, since there is no existing PDR use on site, the proposed project would not result in a loss of PDR nor would it contribute to any impacts related to PDR loss.

The proposed project would be consistent with the San Francisco General Plan and with its zoning designation. The site is located within a MUG (Mixed Use, General) zoning district where the proposed density of development and uses would be permitted, pursuant to the Eastern Neighborhoods zoning controls.

Pursuant to the Eastern Neighborhoods zoning controls, the project would be permitted to provide a maximum of two off-street parking spaces, which would amount to one space for every dwelling unit. The proposed project would not be required to provide off-street parking. The project also would be consistent with all other applicable zoning plans and policies.

Archeology: Due to the proposed excavation, the Planning Department conducted a study to determine if any archeological resources would be impacted. The proposed project entails construction of a new mat foundation featuring spread footings throughout. The maximum depth of excavation would be three and a half feet. In a memorandum dated January 25, 2008, the Planning Department staff determined that there appear to be no CEQA-significant archaeological deposits present at the project site.[3] Accordingly, the proposed project would not adversely affect CEQA-significant archaeological resources.

Conclusion: The proposed project involves the demolition of the existing structure on the site and the construction of a new mixed-use building, containing two dwelling units, two commercial work spaces, and a storage/distribution facility. CEQA State Guidelines Section 15301(l)(4), or Class 1, provides an exemption from environmental review for the demolition and removal of accessory structures including garages, carports, patios, swimming pools and fences. The proposed project would result in the demolition of an un-permitted storage structure and would therefore be exempt from environmental review under Class 1.

The California Environmental Quality Act (CEQA) Guidelines Section 15303(b) and (c) provides for an exemption from environmental review for construction and location of limited numbers of new, small facilities or structures, including apartments, duplexes, or similar structures containing not more than six dwelling units, or commercial buildings not exceeding 10,000 sq. ft. The proposed project would contain approximately 1,013 sq. ft. of PDR use, 868 sq. ft. of commercial workspace, and 2,398 sq. ft. of residential space. Therefore the proposed project is appropriately exempt under Class 3.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. For the above reasons, it can be seen with certainty that the proposed project could not have a significant effect on the environment and is therefore exempt from further environmental review.

---

[3] Memorandum from Randall Dean, San Francisco Planning Department to Moises Aceves, San Francisco Planning Department, January 25, 2008. A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2007.1015E.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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MEA Planner: Moises Aceves
Project Address: **12 Sherman Street**
Block/Lot: 3754/042
Case No.: **2007.1015E**
Date of Review: February 13, 2008
Planning Dept. Reviewer: Pilar LaValley
(415) 575-9084 | pilar.lavalley@sfgov.org

PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project is to demolish the existing one-story structure on the subject property and construct a four-story infill building with three units of residential over ground floor Production, Distribution & Repair (PDR) space.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property does not appear to have been previously surveyed and is not listed in the National or California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is a mid-block parcel fronting on Sherman Street between 6th and 7th streets in Eastern SoMa. The immediate context is low-rise industrial buildings constructed during the 1906-1929 post-earthquake SoMa construction boom, and several surface parking lots. Visual continuity on Sherman Street is fairly consistent in terms of architectural style, and there is a regular pattern of building types, massing and materials along the blocks surrounding the subject property.

Based on this consistency of building types, ages, and styles, the area surrounding this property was identified as a potential Light Industrial & Residential historic district in the South of Market Historic Context Statement, prepared by Kelley & VerPlanck, and adopted by the Landmarks Preservation Advisory Board on April 2, 2007. A historic resource survey to document and further define this potential district is ongoing. While the exact boundaries of a district are yet to be determined, the subject property lies within an area that includes a high concentration of early 20th-century industrial and residential structures and is considered a potential historic district.

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or	☐ Yes	☐ No	☐ Unable to determine
Persons: or	☐ Yes	☐ No	☐ Unable to determine
Architecture: or	☐ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: (to be determined after completion of survey)

Notes: The existing building has not been evaluated as a potential historical resource due to its age and general appearance.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: Not applicable.

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3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

Notes: Not applicable.

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5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes: Not applicable.

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6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☒ Yes ☐ No ☐ Unable to determine

Notes: The proposed new building is located within the boundaries of a potential historic district and is adjacent to buildings likely to be identified as contributing structures to the district, therefore, there is potential for effects on off-site historical resources. The Secretary of the Interior's Standards, Rehabilitation standard 9 provide a means of assessing potential impacts on off-site historical resources. Standard 9 states that design for new work in (or adjacent to) an historic district or historic building should be differentiated from the old but compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of off-site historical resources.

While the new building should be contemporary in style, the proposed design must be sensitive to the historic resources in the area. Characteristic features of adjacent buildings are tall ground floors, flat façades, large window bays with industrial metal sash windows, utilitarian ornamentation, brick, concrete, or stucco cladding materials, and flat roofs behind parapets. These features can be used as guides in the design of the new building. As proposed, the scale, height, mass, and cladding materials of the building appear compatible with adjacent buildings. However, there are some aspects of the design of the building that are incompatible with adjacent structures. We have the following recommendations to increase compatibility of the new construction:

- Consolidate the number of entrances at ground level.
- Create a flat façade consistent with adjacent properties by eliminating the inset entrance at center bay and projecting bay at upper stories.
- Align bays at all stories to improve symmetry.
- Reorganize the treatment of the façade so that the ground and 2nd floor read as if it was a tall ground floor similar to the adjacent buildings. This could be achieved by having a sill or belt course between the 2nd and 3rd floors rather than between the ground and 2nd floors as well as cladding the two lower stories differently from the upper two stories.
- Increase the size of the windows vertically and add vertical mullions. The use of metal sash is appropriate.
- Remove the glass panels at parapet and replace with a simple, unadorned parapet.

If these recommendations are incorporated into a revised façade design, it is anticipated that the new building would result in no adverse effect on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

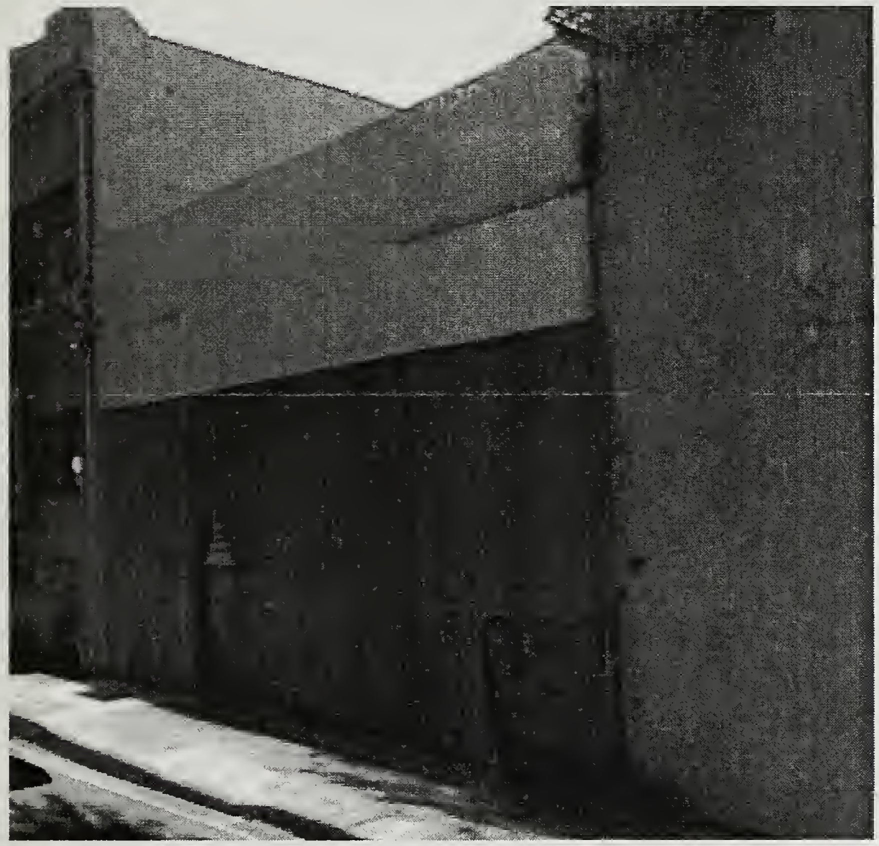
Signature: ______________________ Date: 2-13-08

Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

PL: G:\DOCUMENTS\Sherman_12_2007.1015E HRER.doc

12 Sherman Street



SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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Fax:
415.558.6409

Planning
Information:
415.558.6377

Certificate of Determination
Exemption from Environmental Review

Case No.:	2007.0129E
Project Title:	100 32nd Avenue
Zoning:	RH-1(D) (Residential, House, Single-Family, Detached) 40-X Height and Bulk District
Block/Lot:	1312/008
Lot Size:	2,465 square feet
Project Sponsor:	Alice Barkley, Luce Forward, LLP (415) 356-4635
Staff Contact:	Shelley Caltagirone – (415) 558-6625 shelley.caltagirone@sfgov.org

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PROJECT DESCRIPTION:

The subject building is a four-story, single-family residence constructed in 1962 on an approximately 2,500 square-foot lot. The proposed project involves construction of a three-story side horizontal addition and to enlargement of the existing partial fourth floor, adding approximately 612 additional square feet to the existing 2,494-square foot building. At its widest point, the three-story side addition would project five feet from the existing 32nd Avenue façade. The project site is located on the southeast corner of El Camino del Mar and 32nd Avenue in the Sea Cliff neighborhood.

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(1))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

April 17, 2009
Date

cc:
Alice Barkley, Project Sponsor
Brett Bollinger, MEA Division
Glenn Cabreros, Neighborhood Planning Division
Shelley Caltagirone, Preservation Planner
Supervisor Alioto-Pier, District 2
Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

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REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource. The subject building is a four-story, wood-framed, Second Bay Region Tradition-style single-family residence constructed in 1962 and designed by Joseph Esherick. Under the Planning Department's CEQA Review Procedures for Historic Resources, the proposed property is classified as a Category B property requiring further consultation and review. As described in the Historic Resource Evaluation (HRE) Memorandum[1] (attached), the 100 32nd Avenue property appears to be eligible for individual listing in the California Register under Criterion C (Architecture) as the work of a master (Joseph Esherick) and as a work that possesses high artistic values as an excellent and well-preserved example of the Second Bay Region Tradition style.[2]

The 100 32nd Avenue building exhibits a high degree of historic integrity, retaining its location, association, design, workmanship, setting, feeling, and materials. The building has undergone few alterations since its construction and retains a high level of historical significance. The only minor exterior change that has occurred is the construction of a rooftop solarium, which is minimally visible from the street and can easily be removed.

The project proposes to construct a three-story side horizontal addition and to enlarge the existing partial fourth floor, adding approximately 612 additional square feet to the existing 2,494-square foot building. At its widest point, the three-story side addition would project five feet from the existing 32nd Avenue façade.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Standards). It was determined that the proposed project would be consistent with the Standards for the following reasons.

> *Standard 1.*
> *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
>
> The proposed project will maintain the single-family use of the property.
>
> *Standard 2.*
> *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

---

[1] Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, April 6, 2009.

[2] Kelley & VerPlanck Historical Resources Consulting, LLC. *Lowe Residence: Historic Resource Evaluation.* March 25, 2009. This report is on file and available for public review by appointment at the San Francisco Planning Department, 1650 Mission Street, Fourth Floor, as part of Case File No. 2007.0129E.

Most aspects of the historic character of the building will be retained and preserved. The proposed alterations will cause the removal of some original materials and features, including the entry, a garage door, and siding, however, the proposed design will be compatible with and subordinate to the original building design and will preserve the building's historic character.

Standard 3.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The contemporary design of the proposed additions and alterations will clearly identify the new elements as new and will preserve the sense of historical development for the building and the district.

Standard 4.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The solarium addition to be removed has not gained historic significance. Therefore, the project complies with this standard.

Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The building exterior is primarily composed of off-the-shelf materials that are not distinctive or examples of craftsmanship. The few distinctive features such as the exposed firebox will be retained.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The new addition will relate to the historic building through the use of wood shingle cladding, framed openings, metal-framed windows and doors, painted finishes, asymmetrical fenestration, and a flat roof form. The scale and location of the addition will allow the form of the historic building to continue to be read. Also, the volume of the proposed addition will not overwhelm the scale of the existing building or interrupt the rhythm of heights and volumes within the streetscape.

Although the entry will be altered, the staff finds that the proposed design will maintain the simple lines and transparency of the original feature without disturbing the asymmetrical, utilitarian appearance of the west façade. Also, staff finds that the garage doors to be removed are not unique or distinctive features and may be replaced without detracting from the historic character of the building. Lastly, staff finds that the proposed window above the entry is appropriately designed to be differentiated from the original fenestration and is in compatible with the overall design of the building.

Standard 10.
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The new additions may be removed without harm to the integrity of the property.

The proposed project would involve the addition of approximately 612 square feet to the existing 2,494-square-foot building. With the addition, the building would be approximately 3,106 square feet in size. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The proposed project would involve the addition of approximately 612 square feet. Therefore, the proposed addition would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is an historic resource; however, the proposed addition would not cause a substantial change to the resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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PLANNING DEPARTMENT

MEMO

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Planning
Information:
415.558.6377

Historic Resource Evaluation Response

MEA Planner:	Brett Bollinger
Project Address:	**100 32nd Avenue**
Block/Lot:	1312/008
Case No.:	2007.0129E
Date of Review:	April 6, 2009
Planning Dept. Reviewer:	Shelley Caltagirone (415) 558-6625 | shelley.caltagirone@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal is to alter the existing four-story, single-family residence. The work includes constructing a three-story side horizontal addition and to enlarge the existing partial fourth floor, resulting in approximately 612 additional square feet. At its widest point, the three-story side addition is proposed to project five feet from the existing 32nd Avenue façade. At the existing partial fourth floor, front, side and rear horizontal addition are proposed to enlarge the master bedroom suite. The project requires side, rear and non-complying structure variances as the existing building was originally constructed into the required rear yard and side setbacks on a substandard sized lot.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is included on the Planning Department's 1976 Architectural Survey with a rating of 3. It is not listed on any historic resource surveys or listed on any local, state or national registries.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the southeast corner of the intersection of El Camino Del Mar and 32nd Avenue in an RH-1(D) (Residential, House, One-Family, Detached) District and a 40-X Height and Bulk District. The property is located in the northwestern corner of the Sea Cliff neighborhood near Lincoln Park. While the immediately surrounding neighborhood character is architecturally varied, both adjacent buildings are of a contemporary architectural style.

The Sea Cliff neighborhood is distinguished from the rest of the Outer Richmond by its City Beautiful-inspired planning, including the curvilinear street pattern and cohesive architectural character.[1] Development of the neighborhood began after the 1906 Earthquake and Fire which pushed many city residents to outer lands of San Francisco. The earliest subdivisions of the property were in 1906, 1908, and 1913.[2] The sale of lots in the Sea Cliff subdivision was undertaken by builder and developer Harry B. Allen.[3] Buyers of lots within Sea Cliff could either commission their own homes subject to approval by the developer or hire Allen & Company to build them one. This resulted in neighborhood with a high level of architectural consistency in terms of scale, setbacks, materials, style, and age as well as unique architect-designed homes. Development appears to have continued through to 1930.[4] The subject property remained vacant until it was purchased by the Lowe family in 1960 after which they engaged Esherick to design and construct a single-family home.[5]

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[1] Kelley & VerPlanck Historical Resources Consulting, LLC. *Lowe Residence: Historic Resource Evaluation.* March 25, 2009, p. 36.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: 1962

The subject property located at 100 32nd Avenue appears to be eligible for listing on the California Register as an individual resource. Below is an evaluation of the subject property against the criteria for inclusion on the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; Research presented in the Lowe Residence Historic Resource Evaluation report prepared by Kelley & VerPlanck does not indicate that the building is associated with any significant historical events. As a latecomer to the Sea Cliff neighborhood, the building does not represent the historical pattern that resulted in the development of the area.[6]

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[2] Ibid, p. 19.

[3] Ibid, p. 20.

[4] Ibid, p. 22.

[5] Ibid, p. 23.

[6] Ibid, p. 30.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;
Research presented in the report does not indicate that any of the owners or others associated with the building were historically important persons.[7]

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
The subject building is a four-story, wood-framed, Second Bay Region Tradition-style single-family residence constructed in 1962 and designed by Joseph Esherick.[8] As such, the property appears to be eligible for listing in the California Register as the work of a master (Joseph Esherick) and as a work that possesses high artistic values as an excellent and well-preserved example of the Second Bay Region Tradition style.[9] Although the building is not yet 50 years old, Kelley & VerPlanck have demonstrated that sufficient time has passed and sufficient scholarship has occurred to understand the building's historical importance.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;
It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.[10]

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

The building has undergone few alterations since its construction and retains a high level of historical significance. The only minor exterior change that has occurred is the construction of a rooftop solarium which is minimally visible from the street and can easily be removed.[11]

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[7] Ibid, p. 31.

[8] Ibid, p. 5-14.

[9] Ibid, p. 31.

[10] Ibid, p. 32.

[11] Ibid, p. 33.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☐ No Resource Present *(Go to 6 below.)* ☒ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the *Secretary of the Interior's Standards*. *(Go to 6 below.)*
Optional: ☒ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the *Secretary of the Interior's Standards*; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5 if the project is an alteration.)*

☐ The project is NOT consistent with the *Secretary of the Interior's Standards* and is a significant impact as proposed. *(Continue to 5 if the project is an alteration.)*

Staff finds that the project is consistent with all aspects of the *Secretary of the Interior Standards for Rehabilitation* (*Standards*) and that it will not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired. While Kelley & VerPlanck found that the project should be slightly modified to preserve the original entry and garage doors and to eliminate the proposed window above the entry, staff found that these aspects of the proposed design are in keeping with the *Standards* and is not recommending any changes to the design.[12] The following is an analysis of the proposed project per the applicable standards.

Standard 1.
A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed project will maintain the single-family use of the property.

Standard 2.
The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Most aspects of the historic character of the building will be retained and preserved. The proposed alterations will cause the removal of some original materials and features, including the entry, a garage door, and siding, however, the proposed design will be compatible with and subordinate to the original building design and will preserve the building's historic character.

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[12] Ibid, p. 41-46.

Standard 3.
Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The contemporary design of the proposed additions and alterations will clearly identify the new elements as new and will preserve the sense of historical development for the building and the district.

Standard 4.
Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The solarium addition to be removed has not gained historic significance. Therefore, the project complies with this standard.

Standard 5.
Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The building exterior is primarily composed of off-the-shelf materials that are not distinctive or examples of craftsmanship. The few distinctive features such as the exposed firebox will be retained.

Standard 9.
New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The new addition will relate to the historic building through the use of wood shingle cladding, framed openings, metal-framed windows and doors, painted finishes, asymmetrical fenestration, and a flat roof form. The scale and location of the addition will allow the form of the historic building to continue to be read. Also, the volume of the proposed addition will not overwhelm the scale of the existing building or interrupt the rhythm of heights and volumes within the streetscape.

Although the entry will be altered, the staff finds that the proposed design will maintain the simple lines and transparency of the original feature without disturbing the asymmetrical, utilitarian appearance of the west façade. Also, staff finds that the garage doors to be removed are not unique or distinctive features and may be replaced without detracting from the historic character of the building. Lastly, staff finds that the proposed window above the entry is appropriately designed to be differentiated from the original fenestration and is in compatible with the overall design of the building.

Standard 10.
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The new additions may be removed without harm to the integrity of the property.

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

The character-defining features of the building to be retained or respected are its stepped, rectangular massing, wood-frame and plywood construction, asymmetrical fenestration pattern, flat roof with penthouse, cedar shingled exterior finish, painted aluminum ribbon windows with central sliding lights and operable casements, entry porch, articulated stair tower, the concrete step path and remaining historic plantings.[13]

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

The proposed alteration of the subject building will not have an adverse effect on any off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 4-15-09
Tina Tam, *Preservation Coordinator*

cc: Linda Avery, *Recording Secretary,* Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

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[13] Ibid, p. 39-40.

LOWE RESIDENCE

100 32ND AVENUE
SAN FRANCISCO, CALIFORNIA

HISTORIC RESOURCE EVALUATION

REPORT PREPARED
FOR
SAN FRANCISCO PLANNING DEPARTMENT
March 25, 2009

BY

KELLEY & VERPLANCK HISTORICAL RESOURCES CONSULTING, LLC
2912 DIAMOND STREET #330
SAN FRANCISCO, CALIFORNIA 94131
415.337.5824 // WWW.KVPCONSULTING.COM

SAN FRANCISCO
PLANNING DEPARTMENT

Date received:

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CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

Environmental Evaluation Application

Environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

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The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, or #10 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Ms. Wise.

Viktoriya Wise
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9049, viktoriya.wise@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Supplemental Information Form for Historical Resource Evaluation and/or *Historic Resource Evaluation Report*, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Community Plan Area Supplemental Information Form	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

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Signed (owner or agent): ______ Date: ______

(For Staff Use Only) Case No. 2009.0133E

Address: 3436 Anza Street
Block/Lot: 1519/002B

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner: Gus Fallay (Agent) Telephone No. 510-469-5202

Address: 70 13th Street Fax. No. 415-621-4330

San Francisco, CA 94103 Email afallay@aol.com

Project Contact: Gus Fallay Telephone No. 510-469-5202

Address: 70 13th Street Fax No. N/A

San Francisco, CA 94103 Email afallay@aol.com

Site Information

Site Address(es): 3436 Anza Street

Nearest Cross Street(s) 26th Avenue

Block(s)/Lot(s) 1519/022B Zoning District(s) RM-1

Site Square Footage 2,657.00 Height/Bulk District 40-X

Present or previous site use Residential (Single Family)

Community Plan Area (if any) N/A

Project Description - please check all that apply

☒ Addition ☒ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe)

Describe proposed use: To convert a single family dwelling to a two-Unit dwelling with vertical and horizontal additions

Narrative project description. Please summarize and describe the purpose of the project.

The proposal is to construct two story vertical addition with a three story horizontal addition, and to convert the existing signgle-family dwelling to a two-family dwelling. A Historical Resource Evaluation is required because the building in question was constructed in 1919 and therefore exceeds fifty 50 years.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? N/A What type of foundation would be used (if known)? N/A	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. CU for full service restaurants Taraval RUSD	☒	☐
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). N/A If the project is an addition of more than 10,000 square feet or demolition/construction of more than six dwelling units, please submit a *Community Plan Area Supplemental Information Form*.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

PRESENT MAILING ADDRESS:

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1,231.00	1,231.00	2664.25	4,621..25
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	300	300	180	480
Other (specify use)	660.00	660.00	17.00	677.00
Total GSF	2191.00	2,191.00	2,861.00	5778.25
Dwelling units	1	1	1	2
Hotel rooms	0	0	0	0
Parking spaces	1	1	1	2
Loading spaces	0	0	0	0
Number of buildings	1	1	1	1
Height of building(s)	20	20	18.11	38.11
Number of stories	2	2	2	4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings should include existing and proposed site plan, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **Transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1(e)

4/21/09

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner:	Brett Bollinger
Project Address:	**3436 Anza Street**
Block/Lot:	1519/022B
Case No.:	**2009.0133E**
Date of Review:	March 19, 2009
Planning Dept. Reviewer:	Aaron Starr (415) 558-6362 I aaron.starr@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes adding a two-story vertical addition, 3-story horizontal addition and a second unit to this one-story over garage, single-family house.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed in 1919; the architect is unknown. According the Assessor's Records and to the Spring Water Tap records the original owner of the house was Clifford S. Alfred. The subject property is not included on any historic surveys, and is not included on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the north side of Anza Street between 26th and 25th Avenue in the City's Outer Richmond District. The immediate context is mixed, with a variety of building periods, heights and styles. There are two homes to the right of the subject building that appear to be built by the same developer; they have the same massing, detailing and their cornices align. There appears to be a potential district along 25th and 26th Avenues made up of buildings that were constructed within the same time period as the subject building (between 1910 and 1920); however the subject building does not share the same character defining features associated with the potential district, which include articulated detailing, heavy bracketed cornices, raised entries and 3-story massing. The subject building is a more modest structure with minimal detailing, a simple un-bracketed cornice and a tunnel entrance.

---

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:
Notes: Based on the criteria, staff does not believe that the subject building is eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

The subject building is a simple 1-story over garage building clad in stucco. It lacks any discernable style and is best described as a vernacular building; however it does have some craftsman and period revival elements.

Criterion A: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion A. Research has not uncovered a specific historic event that took place at this site that is significantly associated California's or San Francisco's history or cultural heritage.

Criterion B: *It is associated with the lives of persons important in our local, regional or national past;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion B. Research about the original owner and subsequent owners and occupants of the subject property resulted in no information of consequence.

Criterion C*: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion C. The subject property is a modest stucco-clad vernacular building. The subject building was constructed by an unknown architect/building, it has minimal detailing and little architectural interest, and it is not associated with a known or potential historic district.

Criterion D: *It yields information to contribute to our understanding of human history or prehistory;*

There is no indication that the subject building will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criterion D.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The subject building is not eligible for the California Register; therefore an investigation into the subject building's integrity was not conducted.

3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

5. **Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.**

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: Date: 3-30-09
Tina Tam, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary,* Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

AS: Y:\DOCUMENTS\Preservation\HRERs\3436 Anza Street.HRER.doc

SAN FRANCISCO
PLANNING DEPARTMENT

Date received:
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CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☑	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☑	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☑	
Fee	☑	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☑	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☑
Tree Disclosure Statement, as indicated in Part 3 Question 4	☑	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☑
Additional studies (list)	☐	☑

GOVERNMENT
DOCUMENTS DEPT
APR 28 2009
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PUBLIC LIBRARY

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): Jack Y Chum

Date: 2 - 17 - 09

(For Staff Use Only) Case No. 2009.0130E

Address: 665 - 25TH AVENUE

Block/Lot: 1568 / 008B

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	JACK Y. C LUM	Telephone No.	415-668-9628
Address	665 - 25TH AVENUE	Fax. No.	
	SAN FRANCISCO, CA 94121	Email	LINAKA@GMAIL.COM
Project Contact	JULIA LIU	Telephone No.	415-348-8145
Company	LIU ASSOCIATES	Fax No.	415-348-8447
Address	50 RIZAL STREET #517	Email	JULIA_DELTA415@
	SAN FRANCISCO, CA 94107		YAHOO.COM

Site Information

Site Address(es): 665 - 25TH AVENUE

Nearest Cross Street(s) BALBOA STREET

Block(s)/Lot(s)	1568 / 008B	Zoning District(s)	RH -2
Site Square Footage	2,760	Height/Bulk District	40 FT.

Present or previous site use

Community Plan Area (if any)

Project Description - please check all that apply

☑ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☑ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost $150, 000 -

Describe proposed use RESIDENTIAL

Narrative project description. Please summarize and describe the purpose of the project.

HORIZONTAL AND VERTICAL ADDITION

CONVERT ONE SINGLE FAMILY DWELLING TO TWO UNITS

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☑	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☑
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? __________ What type of foundation would be used (if known)? __________	☐	☑
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☑
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☑	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☑
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☑
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☑
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☑
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☑
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☑
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). __________	☐	☑

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	SINGLE FAMILY DWELL.	YES	ADDITION	TWO FAMILY DWELLING
Retail	N/A			
Office	N/A			
Industrial	N/A			
Parking	N/A			
Other (specify use)				
Total GSF	2512 SQ. FT.		1947 SQ. FT.	4,459 SQ.FT.
Dwelling units	1		1	2
Hotel rooms	N/A			
Parking spaces	N/A			
Loading spaces	N/A			
Number of buildings	N/A			
Height of building(s)	19		10	29
Number of stories	2		1	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1, Section 15301 (e)(2) for additions to existing structures of less than 10,000 square feet in an area where all public services and facilities are available to allow for maximum development permissable by the General Plan and in an area that is not environmentally sensitive.

Shelley Caltagirone 4/22/09
Shelley Caltagirone

Case No. 2009.0130E

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: **665 25th Avenue**
Block/Lot: 1568/008B
Case No.: 2009.0130E
Date of Review: April 3, 2009
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelley.caltagirone@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal is to alter the existing one-story-over-garage, wood-framed single-family residence. The work includes constructing a single-story vertical addition; constructing a rear horizontal addition at all three floors; and widening the existing garage opening to 10.5 feet.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic resource surveys or listed on any local, state or national registries.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the west side of 25th Avenue between Anza and Balboa Streets in the Outer Richmond neighborhood. The property is located within a RH-2 Zoning District and a 40 -X Height and Bulk District. The immediate area consists largely of post-WWI and pre-WWII buildings constructed in Bay Regional, Mediterranean Revival, and Edwardian styles.

The Outer Richmond remained largely undeveloped land until the late 1860s when the Clement and Outside Lands Ordinances were passed, which provided means to settle land claims and establish public spaces. In 1870 the "Official Map of the Outside Lands" was published, extending the downtown street grid into the area. Development in the areas was relatively slow prior to the 1906 earthquake and fire, when refugees were pushed to the outskirts of the city. Much of the 19th century development clustered along the principal transportation lines: California Street, Geary Boulevard, Fulton Street, and several north/south corridors. After 1906, the undeveloped blocks were quickly subdivided and built out, becoming saturated by the late 1920s.

---

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register*

Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject property located at 665 25th Avenue does not appear to be eligible for listing on the California Register as either an individual resource or a contributing building with a historic district. Below is an evaluation of the subject property against the criteria for inclusion on the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
Research presented in the supplemental information report prepared by KDI Land Use Planning and dated January 28, 2009 does not indicate that the building is associated with any significant historical events.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;
Research presented in the supplemental information report does not indicate that any of the owners or others associated with the building were historically important persons.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
The subject building is a one-story-over-garage, wood-framed, single-family residence constructed in 1922 in a vernacular Mediterranean Revival style by builder Thomas Hamill.[1] The building displays a flat roof with a simple canted fascia, a slim cornice, a centered canted bay window at the second floor level, a raised side entry, stucco cladding, and wood windows and trim. The building does not embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values. As such, the building does not appear to qualify for listing on the California Register as an individual historic resource under Criterion 3. Neither does the surrounding area appear to have the qualities of a potential historic district due to the overall low level of historic integrity of the individual buildings the lack of stylistic consistency on the block. While a large portion of the buildings date from the early part of the 20th century, the majority have undergone extensive alterations and several buildings have been replaced with contemporary structures.

---

[1] KDI land Use Planning. *Historic Resource Supplemental Report*. January 28, 2009.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;
It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

As the subject property does not appear to be a historical resource as either an individual property or as a contributor to a historic district, the historic integrity of the property is irrelevant.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present *(Go to 6 below.)*　　☐ Historical Resource Present *(Continue to 4.)*

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the *Secretary of the Interior's Standards. (Go to 6 below.)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the *Secretary of the Interior's Standards;* however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5 if the project is an alteration.)*

☐ The project is NOT consistent with the *Secretary of the Interior's Standards* and is a significant impact as proposed. *(Continue to 5 if the project is an alteration.)*

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

---

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

   ☐ Yes ☒ No ☐ Unable to determine

   The proposed alteration of the subject building will not have an adverse effect on any off-site historical resources.

PRESERVATION COORDINATOR REVIEW

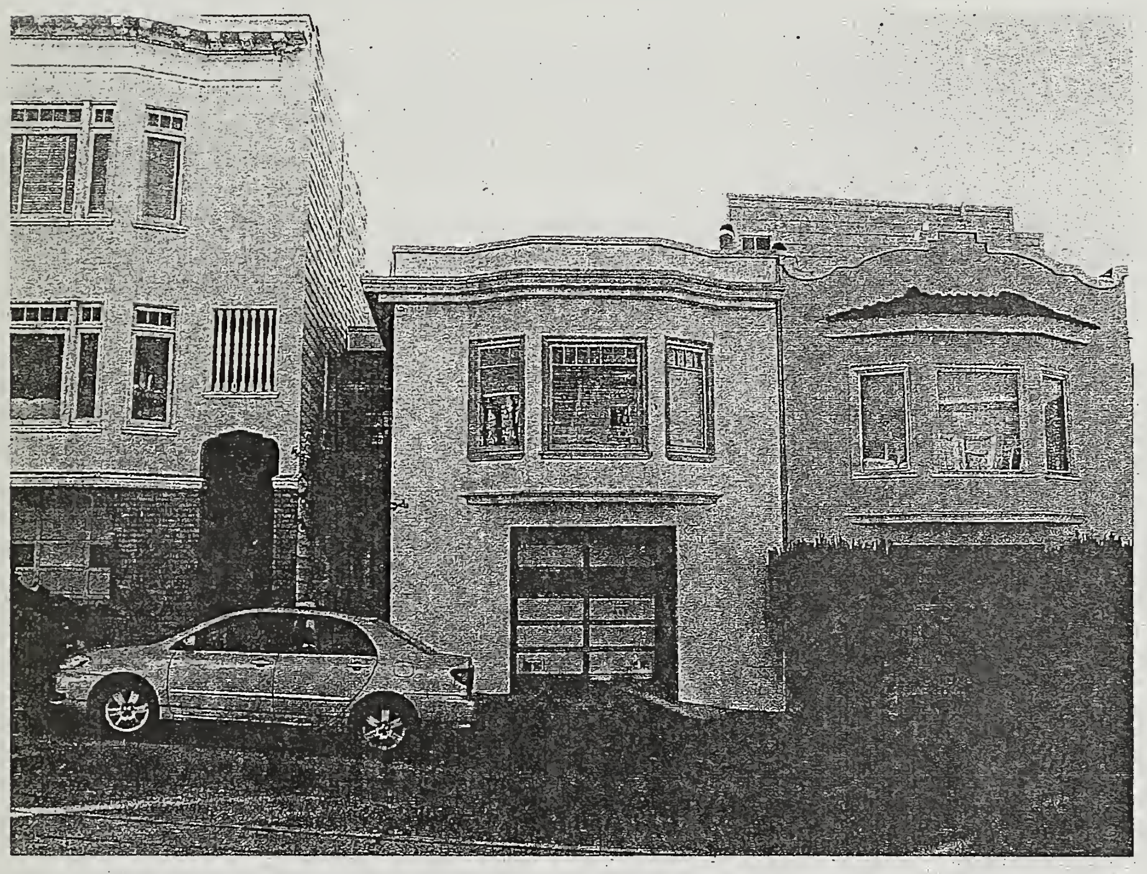
Signature: Tina Tam Date: 4-14-09
Tina Tam, *Preservation Coordinator*

cc: Linda Avery, *Recording Secretary,* Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2009.0130E_665 25th Ave.doc

Historic Resource Evaluation Supplemental

Category B/ Alteration Proposed (Building over 50 Years of Age)



665-25th AVENUE PROJECT

Publication Date: January 28, 2009

Submitted to:

San Francisco Planning Department
1650 Mission Street, Fourth Floor
San Francisco, California 94103

Prepared by KDI Land Use Planning

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CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
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SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

Environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, or #10 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Ms. Wise.

Viktoriya Wise
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9049, viktoriya.wise@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Supplemental Information Form for Historical Resource Evaluation and/or *Historic Resource Evaluation Report*, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Community Plan Area Supplemental Information Form	☐	☒
Additional studies (list)	☐	☒

GOVERNMENT
DOCUMENTS DEPT

APR 30 2009

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PUBLIC LIBRARY

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): ______________ Date: OCTOBER 20, 2008

(For Staff Use Only) Case No. 2008.1230E

Address: 4021 20TH STREET

Block/Lot: 3604/086

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PLANNING DEPARTMENT
MEA

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner: Thomas J. Ottoman
Telephone No.: (415) 793-6918
Address: 4021 20th Street
San Francisco, CA 94114
Fax. No.:
Email: TJOttoman@aol.com

Project Contact: Same
Telephone No.:
Address:
Fax No.:
Email:

Site Information

Site Address(es): 4021 20th Street
Nearest Cross Street(s): Sanchez Street
Block(s)/Lot(s): 3604/086
Zoning District(s): RH-1
Site Square Footage: 5,700
Height/Bulk District: 40-X
Present or previous site use: Two residential dwelling units.
Community Plan Area (if any): -

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☒ Alteration ☒ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe)

Describe proposed use: Two residential dwelling units.

Narrative project description. Please summarize and describe the purpose of the project.

The project proposes to rehabilitate two historic dwelling units on a double-wide lot. The front house is a legal conforming unit and the cottage, located within the rear yard behind the house, is a legal non-conforming unit. The house (circa 1885) is a contributor to a potential Dolores Heights Historic District. Research does not indicate a level of significance for individual listing; however the original house retains a high degree of integrity and therefore will be rehabilitated in accordance with the *Secretary of Interior's Standards for Rehabilitation.* The non-contributory kitchen and bath additions at the rear of the house which post-date the period of significance for the site will be removed and replaced with a new three story addition of a kitchen, dining room, bedrooms, and bath as a separate structure connected by a hallway. To make room for the addition the house will be moved forward on the lot. A new two car garage with deck above will be constructed adjacent to the new addition. The remaining original three room house which is historically significant will be preserved, rehabilitated and restored. The garage under the house will be remodeled to accommodate additional bedrooms and a bath. Rehabilitation of the cottage will remove the later porch addition at the second level to restore the simple form of the original structure. The cottage will be moved and centered on the 50 foot wide lot which will require a variance to the required rear-yard setback.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☒	☐
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ____________ What type of foundation would be used (if known)? ____________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. Rear-yard variance for non-conforming legal dwelling structure.	☒	☐
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). ____________ If the project is an addition of more than 10,000 square feet or demolition/construction of more than six dwelling units, please submit a *Community Plan Area Supplemental Information Form*.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1,909	2,206	1,325	3,531
Retail	-	-	-	-
Office	-	-	-	-
Industrial	-	-	-	-
Parking	904	0	558	558
Other (specify use)	-	-	-	-
Total GSF	2,813	2,206	1,883	4,089
Dwelling units	2	2	0	2
Hotel rooms	-	-	-	-
Parking spaces	1	1	1	2
Loading spaces	-	-	-	-
Number of buildings	2	2	0	2
Height of building(s)	28	28	2	30
Number of stories	2	2	1	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings should include existing and proposed site plan, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **Transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 15301(e) addition to (e) structures

4/23/2009

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner: Brett Bollinger
Project Address: **4021 20th Street**
Block/Lot: 3604/086
Case No.: **2008.1230E**
Date of Review: April 9, 2009
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal is to move the building at the front of the lot forward and to the east, remove the kitchen and bath additions at the rear of the building, and in their place construct a three-story horizontal addition at the rear of the building that would extend to the east side property line. The proposal also includes moving the cottage at the rear forward and to the east, centering it on the lot, constructing a horizontal addition and restoring the building's simple form through the removal of more recent alterations.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor records indicate that one of the buildings on the lot was constructed in 1906. However, water tap records indicate that water was first supplied to the property in 1885. It is believed that the building at the rear of the lot was constructed circa 1885 and the building at the front of the lot was constructed shortly thereafter. The rear cottage was likely temporary housing while the front building was being constructed. The property is listed on both the Department's 1976 Architectural Survey and page 299 in *Here Today*. Both surveys make no mention of the cottage at the rear of the lot. The property is not listed on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is located on the south side of 20th Street between Sanchez and Noe Streets in the Dolores Heights area of the Upper Market neighborhood. The immediate context is a mixture of single-family and two-family buildings mostly constructed from 1880s to the present. The Liberty Hill Historic District is the nearest historic district and is located over two-blocks to the east of the property. The immediate context has a similar scale and aesthetic character.

An Historic Resource Evaluation Response was first issued in January of 2009. The revised Historic Resource Evaluation is based on a revised project proposal submitted by the project sponsor in March of 2009.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: 4021 20th Street is a modest, one-story over garage, wood-framed dwelling with a rectangular plan and a full basement. Constructed circa 1885, the building is an example of a San Francisco Stick Victorian. It is unique because the front façade is irregular and steps back from the street in tiers from west to east. The exterior is sided in wood and features a bracketed cornice, a bay window, an elevated front entry, and partial mansards at the roof and windows.

It is unknown when the building at the rear of the lot was constructed but newspaper insulation was found in the walls that would indicate it was constructed circa 1885 and may predate the dwelling at the front of the lot. The building may have provided temporary housing while the front building was being built. It is a modest, two-story, wood-framed dwelling with a rectangular plan. The building has side-facing gabled roof, elevated front porch and entry, wood siding, and a mix of double-hung wood windows and aluminum sliding windows. The building is void of ornamentation and is defined by a second floor projecting addition at the front of the structure.

The site is unique within this neighborhood because it remains a double- wide lot, it is adjacent to the Sanchez Street stairway, and its prominent location on the hill affords it major view corridors of downtown and the East Bay.

In general, the buildings at 4021 20th Street represent the early development of the Dolores Heights neighborhood but it cannot be demonstrated that they have a specific association with its evolution or a specific event as required by the guidelines. The property does not meet Criterion 1 for listing on the California Register.

Little is known about Mr. Frederick Wench, the original owner of the property. He owned the property until 1915 when it was sold to Rhoda Dubberke, Mrs. Robert Ottoman's mother. The property has been in the Ottoman since 1915. Based upon archival research of biographic and newspaper indexes; neither Mr. Wench nor the Ottomans were important to local, regional, or national history. Therefore, the property does not meet Criterion 2 for listing on the California Register.

The building at the front of the lot is listed on both the Department's 1976 Architectural Survey and page 299 in *Here Today*. The neighborhood contains many structures with a similar Stick style. 4021 20th Street is unique because of its siting, tiered front façade, and seamless blend of Stick and Italianate styles. Although the original architect is unknown, the building clearly expresses high artistic value among Stick styled buildings. As such, the building at the front of the lot meets Criterion 3 for listing on the California Register.

The original architect for the building at the rear of the lot is also unknown. Although it may be older than the building at the front of the lot it does not display the same level of craftsmanship and was clearly designed as a more simple structure. Because it has no artistic value and is not the work of a master the building at the rear of the lot does not meet Criterion 3 for listing on the California Register.

Research of archival records indicates that the building was likely the first structure on the site, therefore, construction activity is unlikely to yield remnants of historic era buildings. Furthermore, there were no reported Native American settlements in the area, making it unlikely that the site would yield prehistoric artifacts. The property does not meet Criterion 4 for listing on the California Register.

There are no existing historic districts within the Dolores Heights neighborhood. The subject and opposing block faces contain a concentration of buildings united contextually by age, style, scale, and aesthetics. Because of the subject block's unified context it appears to be a contributor to a potential historic district.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes: The buildings at 4021 20th Street retain integrity of location, setting, feeling, and materials. Rear kitchen and bath additions to the building at the front of the lot are non-contributory and do not impact the building's integrity because they are not visible from the street. Overall the building at the front of the lot has excellent integrity. The building at the rear of the lot lacks integrity of design because the second floor addition is in such a visible location. The building at the rear of the property is not readily visible from the street so its lack of design integrity does not adversely impact the design integrity of the overall property. Furthermore, the addition can be removed which would restore the building's historic integrity. Neither building has integrity of association because they are not associated with a particular historic event.

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3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present *(Go to 6. below)* ☒ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☒ See explanation below of how the project meets the standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

The Department has determined that the proposed project is consistent with the *Standards*, including but not limited to Standards 1,3,5, and 9 of the Secretary of the Interior's *Standards and Guidelines for Rehabilitation.*

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed project will rehabilitate and expand the existing structure, and will continue to utilize the structures as single-family dwellings. The expansion will require minimal change to the distinctive materials, features, and spatial relationships, and will be attached to the rear of the historical building at the front of the lot.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.

The project proposes to preserve existing architectural features. The proposed rear addition will be detailed in a manner that is compatible with the existing historic structure, and will also be distinct from the original structure.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The project proposes to preserve and rehabilitate the majority of the original portion of the front building. The proposed addition is set-back from the front building wall sufficiently that the form, massing, and scale of the original structure is preserved.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

The historic building's character defining features are its tiered front façade that steps away from the street, seamless blend of Stick and Italianate ornamentation, and its location on a double width lot. The project would move the building a minimal amount that would maintain the feeling of a small building that is set back from the street on a large lot, preserve the building's character defining features, and be visually distinct from the original structure with different wood siding and window detailing, and restrained ornamentation. Furthermore, the addition will be set back sufficiently to be seen as subordinate to the original structure.

While the proposed addition is large, it is set back and sculpted in a manner that will not significantly impair the ability of the subject building to convey its historic architectural significance within the context of the potential historic district. The potential historic district's ability to convey its historic significance would not be significantly impacted as a result of the proposed addition.

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

As proposed, the massing of the proposed addition appears to be set sufficiently back from the subject building's front building wall in order to avoid significant adverse impact to the character-defining exterior features. As proposed new windows at the street facing elevation will be wood with a scale that is compatible with the historic fenestration in order to respect character-defining architectural details visible from public rights-of-way.

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: Because the addition is pulled back from the face of the building no off-site historical resources would be affected by the project.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 4-14-09

Tina B. Tam, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Historic Preservation Commissioin
Virnaliza Byrd / Historic Resource Impact Review File
Brett Bollinger / MEA Planner

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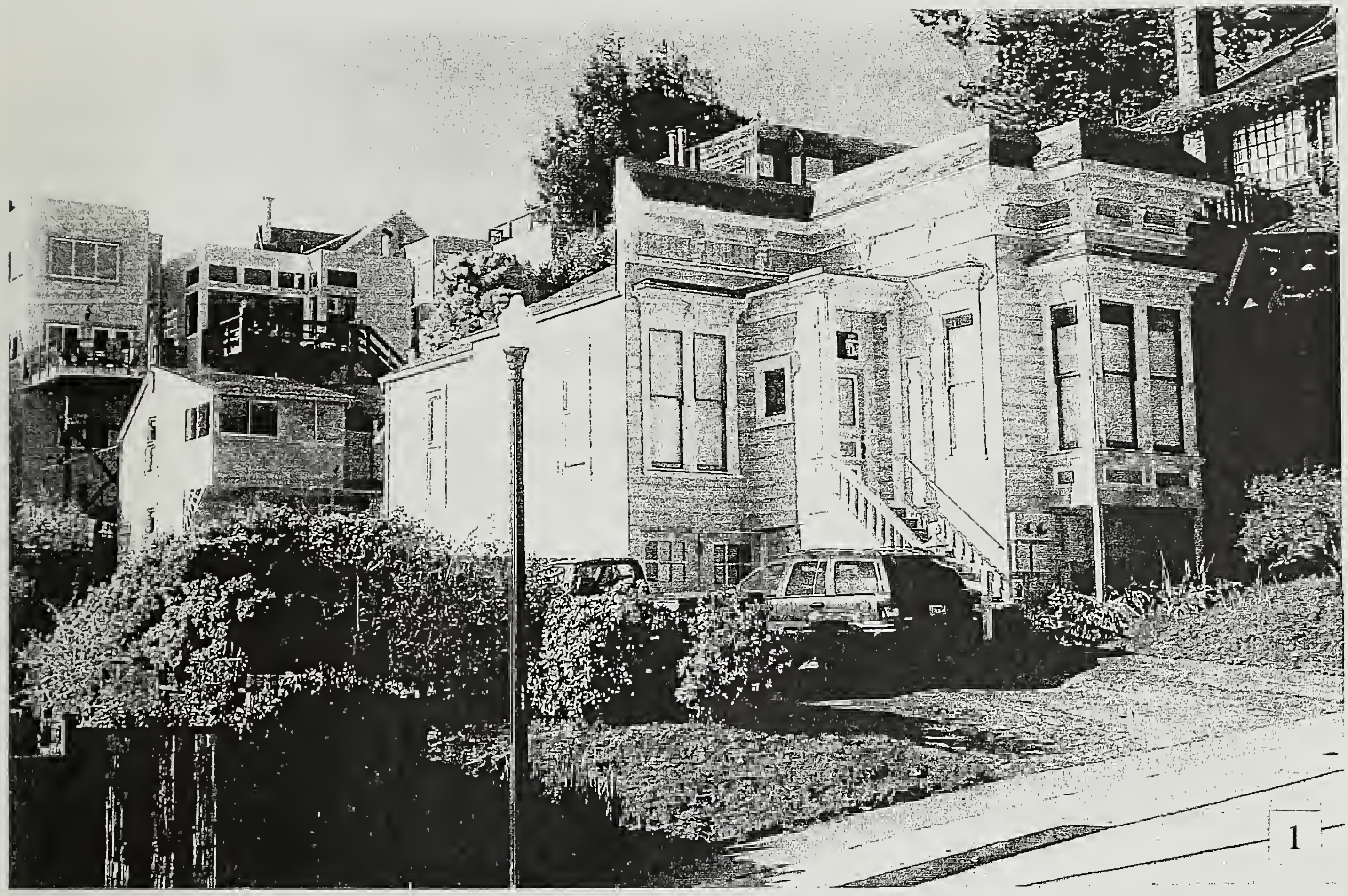
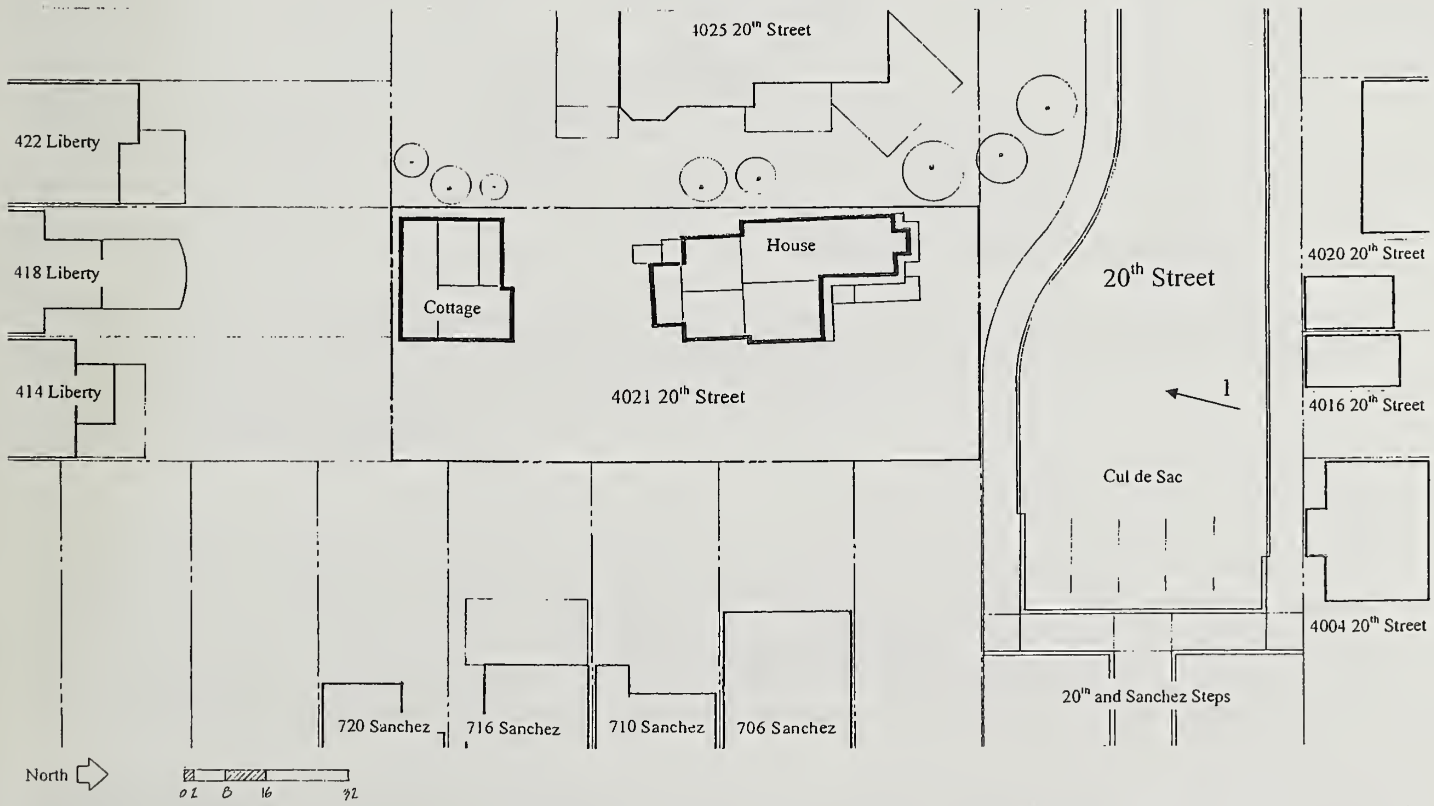


4021 20th Street

A Residential Rehabilitation Project


4025 20th Street
422 Liberty
418 Liberty
414 Liberty
Cottage
House
4021 20th Street
20th Street
1
Cul de Sac
4020 20th Street
4016 20th Street
4004 20th Street
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Immediate Neighborhood

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PLANNING DEPARTMENT

ENVIRONMENTAL EXEMPTION APPLICATION

Owner/Agent Information

Property Owner: Denis McMahon / Gold and Silver LLC Tel. No.: 415.828.4981
Address: 2458 Polk Street #2 Fax No.: 415.643.1409
San Francisco, CA 94109
Project Contact: Kerman Morris Architects Tel. No.: 415.749.0302
Address: 69A Water Street Fax No.: 415.928.5152
San Francisco, CA 94133 Email: toby@kermanmorris.com

Site Information

Site Address(es): 1340 Natoma Street
Nearest Cross Street(s): 14th Street
Assessor's Block(s)/Lot(s): 3548/065 Zoning District(s) C-M
Site Square Footage: 2000 sf Height/Bulk District(s): 50-X
Present or Previous Use of the Site: single-family residence
Does the project site have an average slope greater than 20 percent? no
Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe. no

If the proposed project involves the alteration or demolition of a property constructed before or during 1913, or the demolition of a property constructed after 1913 but more than 50 years old, a Supplemental Information Form for Historical Resource Evaluation will be required with this application.

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Project Description

Please Check All That Apply:

☐ Addition ☐ Change of Use ☑ New Construction ☐ Lot Split/Subdivision
☐ Alteration ☑ Demolition ☐ Zoning Change ☐ Other

Please Describe Proposed Use: 3-unit residential
Estimated Construction Cost: $800,000
Previous Environmental Review: none Case No.:
Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe. Conditional Use for residential

Written Project Description: Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.

please see sheet attached

A Tree Disclosure Statement must accompany all building permit applications that include the expansion of an existing building envelope, new construction, grading, new curbcuts, and/or demolitions. If applicable, a copy of your Tree Disclosure Statement should be submitted as part of the Exemption application, but does not exempt the project from additional requirements by DPW. Tree Disclosure Statements are available at the Planning Information Counter at 1660 Mission Street.

ENVIRONMENTAL EXEMPTION APPLICATION CHECKLIST

Please submit all materials shown below. The staff planner assigned to the project will contact you if additional information is required in order for environmental review to proceed.

Submit These Materials With Application	Check Box to Indicate That Materials Are Provided
Application with all blanks filled in	☑
Project Drawings on 8.5x11, 11x17, or reduced size *** Site Plan, Floor Plans, Elevations, and Sections	☑
Photographs of the project site and adjacent properties, including those across the street; label viewpoints	☑
Check payable to San Francisco Planning Department	☑
Application signed by owner or agent	☑
Letter from property owner(s) authorizing agent to sign Application	☑
Copy of Tree Disclosure Statement, if required (see page 2 of this application)	☑
Supplemental Information Form for Historical Resource Evaluation, if required (see page 2 of this application packet)	☐
Special Studies (if required) Examples include Phase I Site Assessments and Geotechnical Reports	☐

*** Not required for every application. If not provided, please include an explanation and staff will determine whether or not the material is required.

Applicant's Affidavit - I certify the accuracy of the following declarations:

a: The undersigned is the owner or authorized agent of the owner(s) of this property.
b: The information presented is true and correct to the best of my knowledge.
c: I understand that other applications and information may be required.

Signed: Edward D Date: 8-26-08
Agent or Owner

Print full name of applicant: Edward D. Morris

(This space for staff use only)

Fees: ☐ $______ Exemption Stamp ☐ $______ Certificate of Exemption (with Historic Resources Evaluation)

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(l)(1) and Class 3(b)
Demolition of (E) single-family residential structure and Construction of (N) multi-family residential structure totaling no more than 4 dwelling units.
Approved Planning Dept. M. Pilar LaValley 4/24/09

Case No. 2007.0310E (2008.1053E)

August 26, 2008

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 1340 Natoma Street
Environmental Exemption Application

Written Project Description: *Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces.*

Project Information:
Property Address: 1340 Natoma Street, San Francisco
Block/Lot: 3548/ 065
Occupancy: R-3

Type of Construction:
Existing: Type V-B
Proposed: Type V-A (1hr) with sprinklers (2007 CBC/IBC)

No. of Stories:
Existing: 2 stories (1 story residential over garage)
Proposed: 4 stories (3 stories residential over garage).

The project is located at 1340 Natoma Street, between 14th and 15th Streets. (Block 3548, Lot 065). The lot is 2000 sq. ft.

Existing: The existing building is a 2-story single-family residence. There is a garage with (1) parking space on the ground level. The gross square footage of the existing building is approximately 2,200 square feet. The existing building is approximately 23'-6" feet tall.

Proposed: The proposed project is a demolition of the existing 2-story building and the new construction of a 4-story building. The new building will have 3-units over a garage containing (3) parking spaces; the lobby and miscellaneous corridor/utility spaces are also located on the ground floor. The gross square footage of the proposed building will be about 6,320 square feet. The proposed building will be 40-feet tall with a flat roof.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner:	Brett Bollinger
Project Address:	**1340 Natoma Street**
Block/Lot:	3548/065
Case No.:	**2007.0310E**
Date of Review:	April 15, 2009
Planning Dept. Reviewer:	Pilar LaValley (415) 575-9084 | pilar.lavalley@sfgov.org

PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project includes demolition of the existing two-story residential building and construction of an approximately 40-foot tall, four-story, three-unit, residential building of approximately 6,320 square feet with three off-street parking spaces. The proposed construction is depicted in architectural plans dated 1/10/07, prepared by Kerman Morris Architects.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property, constructed in 1907, was surveyed in 2003 as part of the Inner Mission North survey. The survey identified a potential California Register-eligible historic district, the Mission Reconstruction District, with boundaries that include the subject property. As part of the survey process, the subject property was also evaluated and assigned a California Historical Resources Status Code of "6Z," or "found ineligible for NR [National Register], CR [California Register] or local designation through survey evaluation. Therefore, the survey results make the subject property a "Category C" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located in the northern portion of the Mission neighborhood on the west side of Natoma Street between 14th and 15th street. The immediate context is a mixture of residential and light industrial buildings with dates of construction that vary from pre-1906 to present. Visual continuity is mixed in terms of architectural style, building materials, and heights.

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1. **California Register Criteria of Significance:** **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

   Event: or ☐ Yes ☒ No ☐ Unable to determine

Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: N/A

Notes: Staff concurs with the survey forms (DPR 532A and B) for the subject property prepared for the Inner Mission North survey, which found that the property was not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria. Should an assessment of integrity be required, staff believes that the subject property has undergone significant alteration (at unknown dates) and generally lacks integrity.

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3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

Notes: Not applicable.

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5. **Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.**

Notes: Not applicable.

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The subject property is located within the boundaries of the Mission Reconstruction District, which is potentially eligible for listing in the California Register. The potential historic district is locally significant under criterion C/3 as an intact grouping of buildings constructed between pre-1906 and 1913 that represent survivors and reconstruction after the 1906 earthquake and fire. As the subject property is located within the boundaries of this potential district, the proposed new construction has the potential to have an indirect impact to historical resources.

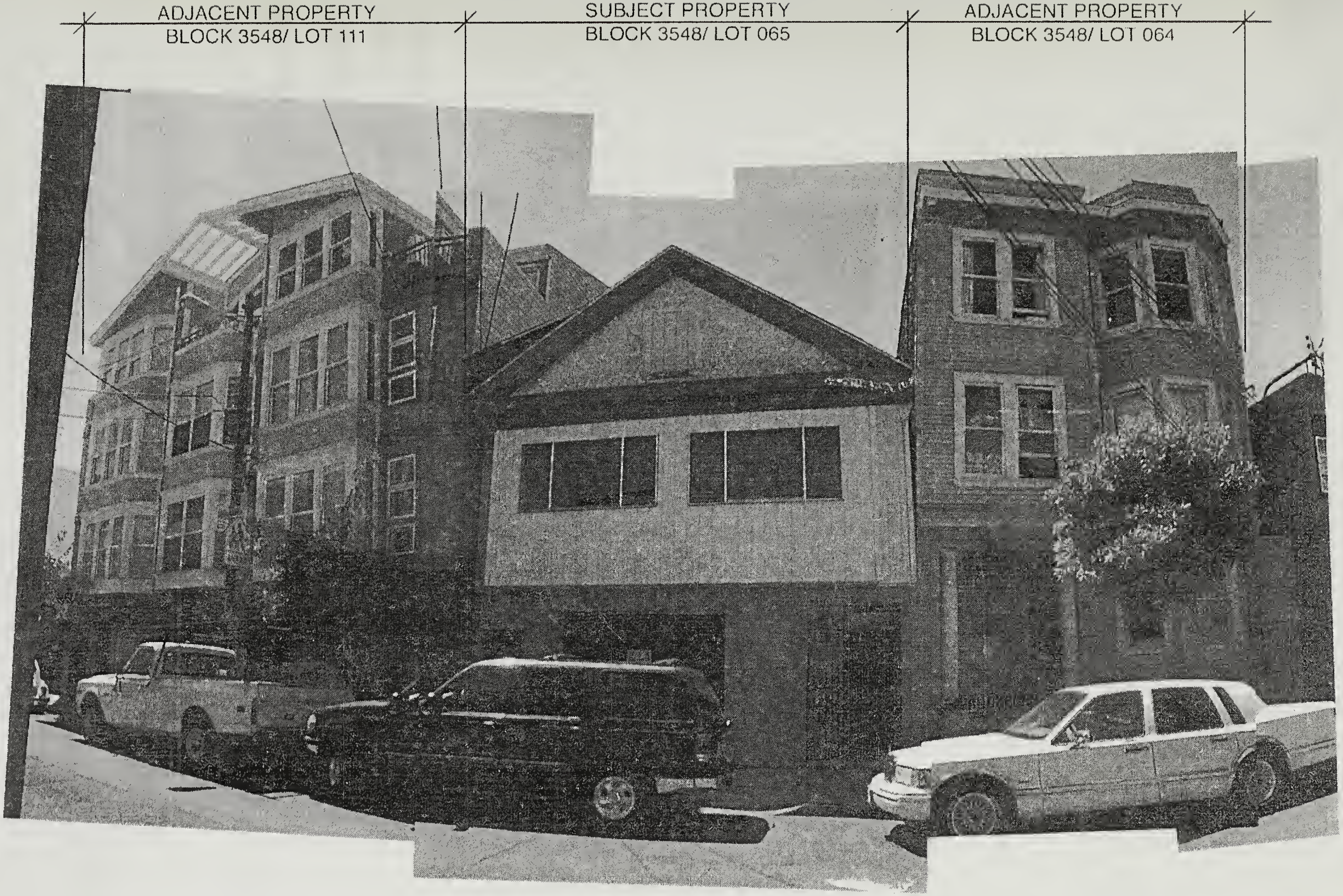
The configuration of the front façade with symmetrical window openings and projecting bays, and the overall form, bulk, massing of the proposed new construction appears to be compatible with surrounding historical resources. Therefore, it is anticipated that the proposed new construction will result in no adverse effect to off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: Tma Date: 4-23-09
Tina Tam, *Preservation Coordinator*

cc: Brett Bollinger, CAT EX Coordinator
Brittany Bendix, Planner
Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

PL: G:\DOCUMENTS\1340 natoma\Historic Resource Evaluation Response.doc


ADJACENT PROPERTY
BLOCK 3548/ LOT 111
SUBJECT PROPERTY
BLOCK 3548/ LOT 065
ADJACENT PROPERTY
BLOCK 3548/ LOT 064

SUBJECT PROPERTY: 1340 NATOMA STREET
BUILDINGS ON THE SAME SIDE OF STREET
KERMAN MORRIS ARCHITECTS 08/26/08

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#5
5/6/

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	2006.0339E
Project Title:	2750 Vallejo Street
Zoning:	RH-1(D) (Residential House, One-Family (Detached Dwelling)) District 40-X Height and Bulk District
Block/Lot:	Block 0954/Lot 006
Lot Size:	5,843 square feet
Project Sponsor	Gregory Malin, 415-504-8100, representing The Vallejo, LLC
Staff Contact:	Jeremy D. Battis – 415-575-9022 jeremy.battis@sfgov.org

SF
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5/6/09

PROJECT DESCRIPTION:

The proposed project is an enlargement and façade alteration of an existing 30-foot-high, three-story-over-basement, six-bedroom, 5,500-square foot (sq ft) detached single-family dwelling constructed circa 1910. The proposed approximately 2,500-sq ft enlargement to the west side and rear yard of the building would result in an approximately 8,000-sq ft building with seven bedrooms and restored historic features consistent with the building's original design. The existing building's height and roofline would not change. The existing building has two off-street parking spaces, which would not change. The proposed building would also have two off-street parking spaces in an adjacent garage to the west. The front façade alteration would consist of a new bay window and balcony, a modified fenestration pattern, and the replacement of existing wood shingles with stucco. Also visible from the public right of way would be reshaped dormers that would reduce their scale, and an enlargement to the building's western side on the second and third floor levels, set back 20 feet from the parcel's front edge, that would extend the building approximately 8½ feet to the west to within 4 feet of the adjacent property's lot line. The proposed rear expansion would extend the existing building by approximately 15 feet into its rear yard at the basement, ground, 2nd, and 3rd floor levels. The project site, located in the Pacific Heights neighborhood, is bounded by Vallejo Street to the south, Broderick Street to the west, Green Street to the north, and Divisadero Street to the east.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines, Section 15301(e)(1)]

REMARKS:

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

May 6, 2009
Date

cc:
Joel Yodowitz, Project Sponsor
G. Cabreros & B. Bollinger, Planning Department
Michela Alioto-Pier, Supervisor, District 2

Exemption/Exclusion File
Bulletin Board/M.D.F.
Historic Distribution List

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REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department first determined that the subject building, a single-family detached home in the First Bay Tradition style, constructed circa 1910, is a contributor to a potential Pacific Heights historic district. The subject building is therefore a presumed historic resource under the Planning Department's CEQA Review Procedures. The Planning Department then considered whether the proposed project would result in a substantial adverse change to a historic resource, including the subject building and the surrounding potential district.

Based in part on information presented within a Historic Resource Evaluation submittal,[1] the Department determined that all proposed building modifications would comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Secretary of the Interior's Standards) and would not result in a substantial adverse change to the historic resource.[2] As described in greater detail in the attached Historic Resource Evaluation Response (HRER) memorandum, the Department's preservation technical specialist verified that modifications to the front façade would maintain or partially restore the historic character of the property. The enlargements at the rear and west of the building would be compatible with the building's historic character because proposed additional volume at the west elevation would be minimally visible due to a substantial setback and any increased height would approximate the existing roofline. Further, all proposed additions would be distinguished from original material and could be removed at some future date without damage to the historic features of the building. In conclusion, the HRER memorandum found that the proposed project would not materially impair the character-defining features of the building and found that the proposed project would not have a significant adverse impact on the surrounding potential historic district.

For the reasons described above, the proposed project would be consistent with the Secretary of the Interior's Standards and would not result in a significant adverse impact to a historic resource. Because the proposed project has been found to meet the Secretary of the Interior's Standards, it would not cause a substantial adverse change to a historic resource under CEQA and may therefore be found to be exempt from environmental review if other criteria are satisfied. As described below, the project meets the criteria for exemption from environmental review under Class 1.

CONCLUSION

CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for the repair, maintenance, or minor alteration of public or private structures, including an addition of up to 50 percent of existing floor area or 2,500 sq ft, whichever is less. The proposed project would add approximately 2,500 sq ft of area, resulting in an 8,000-sq ft single-family residence. Therefore, the proposed project is exempt from environmental review under Class 1.

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[1] *2750 Vallejo Street Revised Memorandum of Significance & Integrity* by Page & Turnbull, October 10, 2006. This document is available for public review by appointment as part of Case File No. 2006.0339E at 1650 Mission Street, Suite 400, San Francisco, CA.

[2] *Historic Resource Evaluation Response* (HRER) memorandum for 2750 Vallejo Street, San Francisco, CA, from Shelley Perdue, Preservation Technical Specialist, to Jeremy Battis, Major Environmental Analysis. July 2, 2008 (*attached*).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource, a surrounding historic district, or other buildings in the vicinity. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
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CA 94103-2479

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Planning
Information:
415.558.6377

MEA Planner: Jeremy Battis
Project Address: **2750 Vallejo Street**
Block/Lot: 0954/006
Case No.: **2006.0339E**
Date of Review: July 2, 2008
Planning Dept. Reviewer: Shelley Perdue
(415) 558-6625 | shelley.perdue@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes construction of a horizontal addition to be located in the rear yard and a portion of the west side yard; construction of roof dormers at the west and east slopes of the gabled roof; re-introduction of a one-story bay element and half-timbering at the front façade based upon historic building evidence; re-cladding of the front façade with stucco; modification of window openings at the front façade and installation of wood-framed, multi-light windows. See plans for details.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic surveys, and is not included on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The immediate surroundings of the subject property include a number of large single-family detached homes constructed in the late 19th and early part of the 20th-century.

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1. **California Register Criteria of Significance: Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:
Notes: The project sponsor has submitted a second revised analysis dated October 10, 2006 by Page & Turnbull and Planning Staff has accompanied the project sponsor on a site visit to the subject property with Page & Turnbull. The subject property is located in an area with a high concentration of AS structures as well as *Here Today* buildings constructed in the late 19th-century and early 20th-century, including over sixty (60) rated buildings on the immediately adjacent blocks.

Pacific Heights was incorporated into San Francisco in 1850 as part of the Western Addition annexation. Up until the 1870s Pacific Heights was comprised mainly of grazing land, windswept dunes, dairy farms, and a few vacation homes of the wealthy. Beginning in the 1870s, the neighborhood's proximity to the downtown and the extension of graded streets and cable cars, as well as the dramatic bay views, made this area one of the most prestigious enclaves in San Francisco. By 1900 the area was well known as the City's most fashionable neighborhood. This notoriety attracted many of the City's best architects and the City's most affluent residents. Due to rapidly increasing land values many of the earliest homes in the area were quickly demolished to make way for substantial apartment blocks and even more extravagant homes than the original Victorians. The Stock Market Crash of 1929 halted almost all development in the neighborhood.

The subject property is a modest example of the First Bay Tradition style. Staff concurs with the Page & Turnbull evaluation in its statement, "Although without the eclecticism or whimsy of the more distinctive works of the period, the deep gable roof and frankly expressed materiality place it clearly within the movement." Based on water records, 2750 Vallejo appears to have been constructed between 1908 and 1911; however, the subject property first appears on the 1899, updated to 1905, Sanborn Map. It is one of only three properties on the block at that time, making it one of the earliest developments in this immediate area. By 1915, Sanborn Maps show roughly a dozen residences on the block and a number of vacant lots.

Staff believes that the subject property is a contributor to a potential Pacific Heights historic district because it was constructed during the identified period of significance and represents the early wave of residential development in this area. The Page & Turnbull report suggests that the property cannot be considered a contributor to a potential historic district based on a loss of integrity of original design and feeling. Planning Department staff believes that the subject property retains and communicates its architectural integrity and would contribute to the overall historic and architectural characteristics in a proposed district. Changes made to the subject property have not resulted in a loss of significance to qualify the subject property as a contributor to what is a clearly identified potential historic district.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks **Setting:** ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks **Feeling:** ☒ Retains ☐ Lacks

Design: ☒ Retains ☐ Lacks **Materials:** ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Notes: The exterior of the subject property has been subjected to a number of changes over time. The submitted report indicates permits for alteration were issued in 1929 to construct the garage at the western edge of the property; in 1950 to replace a window, and repair – or possibly install – masonry veneer at the ground level; in 1980 to clad the front portion of the structure in cedar shingles (likely replacement in-kind), and in 1983 to replace additional windows at the sides and rear of the property. Despite these changes, most of the windows appear to be in their original configuration. The Page & Turnbull report states that most of the windows date from periods later than the date of construction. While this may be the case, almost all those visible from the public rights-of-way are wood multi-pane true divided-light windows. Although they appear to be original to the date of construction, if they are not, they are at least compatible with the style of architecture and were likely replaced in kind.

The Page &Turnbull report states that in 1939 a permit was issued to 'Extend fire walls above deck on either side of building from just above the present roof deck.' This permit likely caused the unusual roof forms flanking the main elevation. Staff concurs with the report that this change in the subject property is significant, but does not compromise the integrity of the structure to a level that would render it ineligible as a contributor to a potential district. It is important to note that in regards to integrity there is a lower threshold for a property to be eligible as a contributor in a historic district than for individual designation. During the site visit it was determined that the subject property yields a large amount of physical evidence about the original design and materials that support its inclusion as a contributor to the potential district. The historic materials and design of the side elevations of the subject property are largely intact, the historic wood shingle roofing material is visible under the composite roof shingles, and the front elevation and basement level reveal clues to the original configuration of the missing bay at the ground level on the main façade. Consequently, staff believes that there enough physical evidence to support the restoration or rehabilitation of said property.

---

3. Determination **Whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present *(Go to 6. below)* ☒ Historical Resource Present *(Continue to 4.)*

---

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed single-family dwelling use is in keeping with the building's historic use.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposal will not cause the removal or alteration of any significant architectural materials, features, spaces, or spatial relationships of the primary or secondary facades. The historic character of the property will be maintained and partially restored through the reintroduction of a bay element at the first floor level, the recreation of stucco and half-timbered cladding, the modification of the window pattern, and the reduction of the "wing" additions flanking the second and attic floors. While past alterations to the façade will require that the bay element is constructed in a different location and slightly different footprint than the original bay, the addition of this element will restore some of the original character of the façade. Also, the proposed stucco cladding and half-timbering details are inferred from building evidence found at the front portions of the side walls and stucco remnants around the historic window frames. The proposed pattern of timbering and stucco will be based on this historic evidence and will restore the historic materials and texture of the façade. Also, the proposed fenestration pattern and windows at the front façade will maintain the symmetrical balance of the façade while creating more proportionate window opening sizes to mitigate the impact of the past insensitive "wing" additions. Finally, the proposal involves creating a 1 foot recess at the "wing" portion of the existing front façade which has been built up over time to subsume the historic roofline. This reveal will allow the original roofline and building form to be read more clearly at the façade.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The distinctive elements that characterize the property, such as the sweeping front gabled roofline, will not be removed.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project will not significantly alter the characteristic massing or scale of the building. Regarding the proposed rear yard addition, the added volume will be minimally visible from the public rights-of-way due to the significant setback at the west elevations and compatible height of the addition, ensuring that the characteristic scale and massing of the building as viewed from the street are not disrupted. Also, the fenestration and detailing of the addition will be contemporary in nature and will be clearly differentiated from the historic portions of the building. Regarding the proposed dormers, these features will be sufficiently set back from the front and side walls and will be appropriately proportionate to the historic roof form.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

All proposed additions may be removed in the future without any damage to the form and integrity of the historic building.

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: Sophie Middlebrook Date: 07.02.08

Mark Luellen, *Preservation Coordinator* Sophie Middlebrook as acting coordinator

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

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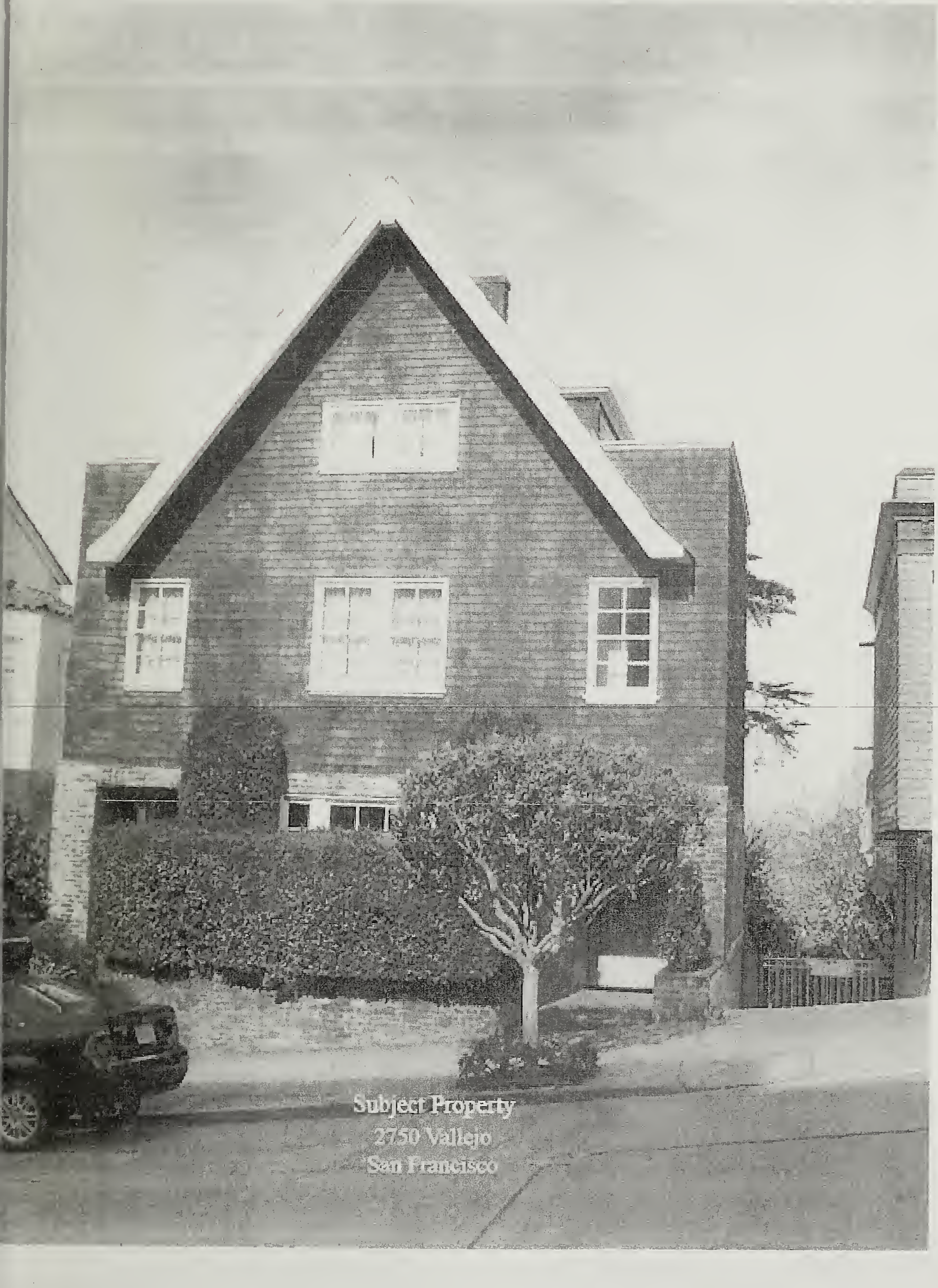
Subject Property
2750 Vallejo
San Francisco

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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Planning
Information:
415.558.6377

Certificate of Determination
Exemption from Environmental Review

Case No.: **2008.0467E**
Project Title: **1648 Pacific Avenue**
Zoning: Polk Street Neighborhood Commercial District
65-A Height and Bulk District
Block/Lot: 0574/011
Lot Size: 3,828 square feet
Project Sponsor: Samaneh Nili, Carey & Co.
415 733-0773
Staff Contact: Jeanie Poling – 415 575-9072
jeanie.poling@sfgov.org

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PROJECT DESCRIPTION:

The project site is located on the north side of Pacific Avenue between Van Ness Avenue and Polk Street in the northwestern corner of the Nob Hill neighborhood, bordering the Russian Hill and Pacific Heights neighborhoods. The 3,828 square foot (sf) property is entirely occupied by a two-story fire house constructed in 1917 and deactivated in 1976 (San Francisco Landmark #188). The project involves additions and alteration to the building for a change of use to commercial, community, and office use. The project would increase the existing 8,175 sf building by 506 sf for a total building area of 8,681 sf. The building height would remain at 42 feet 2 inches. An environmental exemption certificate for this project was issued on July 25, 2008; subsequent to any approvals by the Planning Commission, the project changed, and this certificate incorporates those changes. (Continued on following page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(a) and Section 15301(e)(1))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

for Bill Wycko
Environmental Review Officer

05/08/2009
Date

cc: Samaneh Nili, Project Sponsor
Jeanie Poling, MEA Division
Angela Heitter, Neighborhood Planning Division
Supervisor David Chiu, District 3
Virna Byrd, M.D.F.
Historic Preservation Distribution List

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PROJECT DESCRIPTION (continued):

The first floor would contain retail space; the second floor, community and personal service space; and the third floor, accessory office space. A vertical addition would be constructed to expand the existing 343 sf third floor by 506 sf for a total of 849 sf of office space. The proposed third floor addition would be set back approximately 80 feet from the front façade. Exterior alterations would include replacement of the existing non-original transom and roll-up garage doors with new hinged panel doors and transoms. Interior alterations include the extension of the mezzanine floor level, insertion of an elevator and a staircase, seismic upgrades, ADA accessibility improvements, and reconfiguration of interior walls. No parking exists or is proposed on the project site.

Subsequent to the issuance of an environmental exemption certificate for this project but prior to any approvals by the Planning Commission, the project changed. Based on plans dated April 16, 2009, the project includes the removal of the upper 4.5 feet of an unbraced parapet at the east wall and the accompanying wooden hose drying rack. Based on this project change, a new historic resource evaluation response memo was issued by Planning preservation staff; the remarks below reflect the historical resource review of the changed project.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 1648 Pacific Avenue is a historical resource as defined by CEQA. Under the San Francisco Planning Department CEQA Review Procedures for Historic Resources,[1] the property is a presumed Category A.2 historic resource because it is listed on an adopted local register – Article 10 of the Planning Code – as Landmark No. 188.

In a memorandum dated May 1, 2009, Planning preservation staff determined that the building on the subject property is a historic resource.[2] As described in the memorandum, it was one of many public buildings constructed during the City Beautiful Movement, which occurred during the period after the 1906 Earthquake and Fire until the start of the Great Depression in 1929. The building also appears eligible for listing in the California Register under Criterion 3 (architecture). Designed by noted architect John Reid, Jr., the building embodies the distinctive characteristics of the Beaux Arts style. As described in the memorandum, not only has the subject property been found significant under California Register Criteria 1 and 3, the existing building site retains much of its original integrity with respect to location, association, design, workmanship, setting, feeling and materials. While it has undergone alterations to its primary façade, these alterations have not diminished the building's integrity.[3]

The conversion of the firehouse to a mixed-use retail, personal service, and community space with accessory office use would require minimal change to its character-defining materials, features, and spaces; these minimal changes are consistent with Criteria 1 and 3. The new uses and interior alterations maintain the interior spatial relationships and retain the open floor plan of the original fire station and would maintain interior spatial relationships and have minimal impact to the building's structural integrity. The proposed project recognizes the physical record of its original use as a fire house.

---

[1] San Francisco Preservation Bulletin No. 16, City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources. Available at http://www.sfgov.org/planning/mea.

[2] Historic Resource Evaluation Response Memorandum for 1648 Pacific Avenue from Angela Heitter, Preservation Technical Specialist, to Jeanie Poling, Environmental Planner, May 1, 2009. A copy of this memorandum is attached.

[3] *Ibid.*

The vertical addition, set back approximately 80 feet from the street-facing façade, would not result in an increase in building height, or destroy historic materials, features, or spatial relationships that characterize the property. Replacement of the existing transom and roll-up garage doors, which are believed to have been installed sometime after the 1940s, would be consistent with the Secretary of the Interior's *Standards for Rehabilitation* in that these elements have not gained historic significance.

The removal of a portion of the east parapet wall and hose drying rack would be inconsistent with the *Standards for Rehabilitation* in that it would result in the loss of a distinctive feature that characterizes the property as a historic firehouse.[4] CEQA Guidelines Section 15064.5(b)(2) states, "The significance of an historical resource is materially impaired when a project...materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for the California Register of Historic Places." These building components relate to the functional use of the building and do not contribute to the architectural significance or the events; therefore, they are not important in defining the building's significance under criterion 1 or criterion 3. Should the parapet wall and hose drying rack be removed, the building would still convey sufficient integrity to be eligible for listing on the California Register.

CEQA State Guidelines Section 15301(a), or Class 1, provides an exemption from environmental review for interior or exterior alterations of existing public or private structures, including changes of uses if the new use would be permitted in an equally restrictive or more restrictive zoning district as defined in the City Planning Code. The proposed project would change the public services (fire house) portion of the building into retail and community use, which are permitted uses in the Polk Street Neighborhood Commercial District. Insofar as the proposed project would entail minor interior modifications necessary for a change of use and floor plan, the proposed alterations to the existing building are appropriately exempt from environmental review under Class 1.

CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would meet these criteria by adding approximately 506 sf to an existing 8,175 sf building.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is a historic resource, and the proposed project would not adversely impact the resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[4] *Ibid.*

SAN FRANCISCO
PLANNING DEPARTMENT

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Historic Resource Evaluation Response

MEA Planner:	Jeanie Poling
Project Address:	**1648 Pacific Avenue (a.k.a. 1640 Pacific Avenue)**
Block/Lot:	0574/011
Case No.:	**2008.0467E**
Date of Review:	May 1, 2009
Planning Dept. Reviewer:	Angela Threadgill (415) 558-6602 | angela.threadgill@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☒ Addition

PROJECT DESCRIPTION

The project site is the Engine Co. No. 8, Truck Co. No. 4 Firehouse, which is an existing two-story, approximately 8,175 sq. ft. structure also known as City Landmark No. 188. The project site is a 3,828 square-foot (sq. ft.) property located mid-block on the north side of Pacific Avenue, between Polk Street and Van Ness Avenue and is entirely occupied by the existing structure, which was constructed in 1917 and deactivated from its civic service in 1976.

Based on plans dated April 16, 2009, the proposed project is the alteration and expansion of an existing structure, which consists of: 1) Conversion of the firehouse to a mixed-use retail, personal service, and community space with accessory office use. The first floor would contain retail use, the second floor would contain a community space and personal service, and the third floor would contain an accessory office use; 2) Construction of a vertical addition to expand the existing 343 sq. ft. third floor to create an accessory office space of approximately 849 sq. ft. The proposed third floor addition would not result in an increase in building height and will be setback approximately 80 ft. from the front façade; 3) Removal of the upper 4 ½ ft. of an un-braced parapet at the east wall and the accompanying wooden hose drying rack; 4) Replacement of the existing non-original transom and roll-up garage doors with new hinged wood panel doors and transoms; 5) Interior alterations include the extension of the mezzanine floor level, seismic upgrades, accessibility improvements, such as an elevator, and reconfiguring interior walls associated with the conversion; and 6) Approval of signage and exterior lighting. The proposed project would result in a total of approximately 8,681 sq. ft.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject brick building, designed by San Francisco architect John Reid, Jr., was constructed in 1917 to serve as the Engine Co. No. 8, Truck Co. No. 4 Firehouse. The original firehouse on this site was destroyed in the 1906 Fire and Earthquake. A temporary two-story wood frame building served as the firehouse until the existing structure was completed. The building was included in the 1976 Architectural Survey and was designated a San Francisco Landmark (No. 188) in 1987.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The project site is a 3,828 square-foot (sq. ft.) property located mid-block on the north side of Pacific Avenue, between Polk Street and Van Ness Avenue. The subject property is within the Polk NCD (Neighborhood Commercial District) Zoning District and a 65-A Height and Bulk District.

Sitting in the gulch between Nob and Russian Hills and Pacific Heights, the Polk Street and Van Ness Avenue neighborhoods stretch for a mile as a north-south linear strip, and includes a portion of Larkin Street between Post and California Streets. Polk Street's dense mixed-use character consists of buildings with residential units above ground-story commercial use. The district has an active and continuous commercial frontage along Polk Street for almost all of its length. Side streets in the district have a greater proportion of residences than Polk Street itself. The district provides convenience goods and services to the residential communities in the Polk Gulch neighborhood and to the residents on the west slopes of Nob and Russian Hills. It has many apparel and specialty stores, as well as a large collection of automobile uses, which serve a broader trade area. Commercial uses also include offices, as well as movie theaters, restaurants, and bars which keep the district active into the evening.

The two-story structure occupies a small site and the street-facing façade is proportioned well and shares commonalities with the neighboring buildings as part of an intact row of small scale commercial structures on the block. The building contributes significantly to the continuity of the street pattern and is representative of quality institutional architecture of the early twentieth century.

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1. **California Register Criteria of Significance:** Note, a building is an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by Carey & Co., Inc., Consulting.*

Event: or	☒ Yes	☐ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: 1917-1929

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is eligible for the Register.

> *Criterion 1: It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.*

The building appears to be eligible for listing in the California Register under Criterion 1 as a resource associated with events that have made a significant contribution to the broad patterns of local or regional history. As noted above, the subject property was completed in 1917 and occupied by the Fire Department of San Francisco. The Fire Department adopted the American location plan for their stations rather than plans used by its European counterpart. Instead of locating all fire-fighting equipment and men centrally within a city or town as was done in Europe, the typical American city distributed its fire fighting facilities widely over the entire city in an effort to give all areas an equal amount of protection based on the amount of time to reach any part of the city in answering a call. Engine Co. No. 8, Truck Co. No. 4 served Nob and Russian Hills and Pacific Heights, the Polk Street and Van Ness Avenue neighborhoods until 1976 when the Fire Department deactivated the site.

As part of San Francisco's City Beautiful Movement, carried out largely during the term and under the supervision of Mayor James Rolph, the construction of Civic Center took shape. In addition to the group of monumental buildings enclosing the artistic plaza, many smaller public buildings were constructed during the Movement, including a number of schools and fire department structures such as 1648 Pacific Avenue. The handsome brick, tile and terra cotta fire station is typical of the high quality of public buildings of this period. The City Beautiful Movement sustained itself through almost two decades until 1929 when the Great Depression impacted economic development in San Francisco and throughout America, which establishes the end of the period of significance for Engine Co. No. 8, Truck Co. No. 4.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

Engine Co. No. 8, Truck Co. No. 4 does not appear to be eligible under Criterion 2 (Persons). Prominent persons have been associated with the Building, such as Mayor James Rolph, but the lack of intimate association does not justify its inclusion under this criterion.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

Engine Co. No. 8, Truck Co. No. 4 appears to be eligible under Criterion 3 (Architecture) as a building that embodies the distinctive characteristics of the Beaux Arts style with strong Italianate architectural elements. Eclectic in its style, the two-story brick structure contains double firehouse doors which are flanked by pilasters with terra cotta composite capitals. The building is divided horizontally by a decorated terra cotta belt cornice with Greek key relief pattern and a row of dentils. Three "Italian" lamps have been removed from the capitals. The second level contains two symmetrical windows separated by a small centered light. A pitched red tile roof with a copper gutter on carved wood rafters accentuates the roof line before terminating to a parapet. The design also incorporates features that enhance the capability of the structure to hold heavy equipment with its massive interior beams and columns. The building also features a tall parapet with hooks that once held the water hoses. The distinctive characteristics of the handsome brick, tile and terra cotta fire station is typical of the high quality of public buildings of the City Beautiful Movement period.

The firehouse is also representative of the work of prominent San Francisco architect John Reid, Jr. A graduate of the University of California at Berkeley, a student at the Ecole Nationale des Beaux Arts in Paris, and employed at the San Francisco firm of architects Willis Polk and Daniel Burnham, John

Reid Jr. opened his firm in 1911 and contributed to much of the architecture of San Francisco. Appointed to the City's Board of Consulting Architects by Mayor James Rolph, Reid with his colleagues laid out the general plan and perfected the details of the Civic Center plan, as evidenced by the progress in the construction of the City Hall and Auditorium buildings. In addition to this extensive work, John Reid, Jr., supervised the design and erection of many smaller public buildings, including a number of schools and fire department structures, including 1648 Pacific Avenue. Some other local buildings attributed to John Reid, Jr., include 230 California Street, Hind Building (1913); 135 Van Ness Avenue, known as the San Francisco Public Schools Administration Building (1927); 99 Grove Street, Exposition Auditorium (1914) in collaboration with John Galen Howard and Frederick H. Meyer; Civic Auditorium (1913) also in collaboration with Howard and Meyer; Mission High School (1926) at 18th and Dolores Streets; and the Fairmont Hotel (1906) in collaboration with his brother James Reid.

Criterion 4: It yields, or may be likely to yield, information in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: Engine Co. No. 8, Truck Co. No. 4 retains much of its original integrity. The firehouse remains situated on its original lot and maintains its supporting role to the intact row of small scale commercial structures and its larger role as a centralized location to the surrounding neighborhoods to which the firehouse provided emergency assistance. Comparison with an historic photograph taken of the building shortly after completion indicates the firehouse has undergone alterations to the primary façade, including replacement of the original double hinged panel doors and prism-glass transoms with roll-up garage doors and smaller wire-glass transoms; the second-story double-hung windows are also replacements. While there have been alterations, these alterations have not diminished the building's integrity and that it retains sufficient integrity to convey the original design, the significant workmanship and materials that were put forth at the time of completion as a firehouse. Not only has the subject property been found significant under the California Register Criterion 1 and 3, but the subject property is found to have retained sufficient integrity from its period of significance.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA.

☐ No Resource Present *(Go to 6. below)* ☒ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See explanation below of how the project meets standards.

☒ The project is NOT consistent with the Secretary of the Interior's *Standards;* however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if project is an alteration.)*
Optional: ☒ See notes below.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

Notes: The conversion of the firehouse to a mixed-use commercial, community space and accessory office use will be kept as a small-scale development, thus requiring minimal change to its character-defining materials, features, and spaces, which is consistent with Standards #1 and #3. The new uses as shown on the plans dated April 16, 2009, retains the open floor plan of the original fire truck/equipment area and the firemen's living quarters. Interior alterations include the extension of the mezzanine floor level, insertion of an elevator, seismic upgrades, accessibility improvements and reconfiguring interior walls associated with the conversion, but are found to maintain the interior spatial relationships and have minimal impact to the structural integrity. The proposed project recognizes the physical record of its original use as a fire house.

Construction of the vertical addition to expand the existing third floor to create a new office space would not result in an increase in building height and will be setback approximately 80 ft. from the front façade. The new addition will not destroy historic materials, features, or spatial relationships that characterize the property, which is consistent with Standard #9. The small scale of the proposed addition is significantly setback from the street-facing façade, and not visible from the immediate public right-of-way, protecting the visual integrity the property. While the addition will impact the rear façade of the structure, the rear façade is considered a secondary façade with very little character defining features. If the new addition was removed, the essential form and integrity of the historic property would be unimpaired, which is consistent with Standard #10.

The removal of a portion of the east parapet wall and hose drying rack results in the loss of a feature of an historic firehouse. Should a feature of the structure be deteriorated, then repair of the feature is prescribed by the Secretary of the Interior's *Standards for Rehabilitation.* The Standards also provide where the severity of deterioration requires replacement of a distinctive feature, the new feature should match that feature being replaced substantiated by documentary and physical evidence. The removal of the parapet and hose drying rack is not consistent with Standards #5 and #6; however, its removal would not cause a substantial adverse change in the significance of the resource. The building's significance under Criterion 1 (Events) is tied to San Francisco's City Beautiful Movement and the Fire Department's locational planning of their stations throughout San Francisco. The building is also significant under Criterion 3 (Architecture) for having distinctive characteristics of the Beaux Arts style and representing the work of a master architect. The removal of the parapet and hose drying rack are components which do not contribute to the architectural significance or the events, but rather to the functional use of the building and, therefore, are not important in defining the building's significance under Criterion 1 or Criterion 3. Should the parapet wall and hose drying rack be removed, the building would still convey sufficient integrity to be eligible for listing on the California Register.

The existing transom and roll-up garage doors are believed to be installed sometime after the 1940s, in response to the popularity of roll-up style doors installed in most automobile service structures and the ease of its operation. Because the existing transoms and garage doors were installed after the period of significance, these elements have not gained historic significance. The replacement of the existing non-original transom and roll-up garage doors with new hinged panel doors and transoms is based on historic pictorial evidence, which is consistent with Standards #6 and #9.

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5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

The deteriorated parapet wall and hose drying rack should be rebuilt to match the dimensional height and width, design and materials of the original parapet and hose drying rack based on pictorial and physical evidence.

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

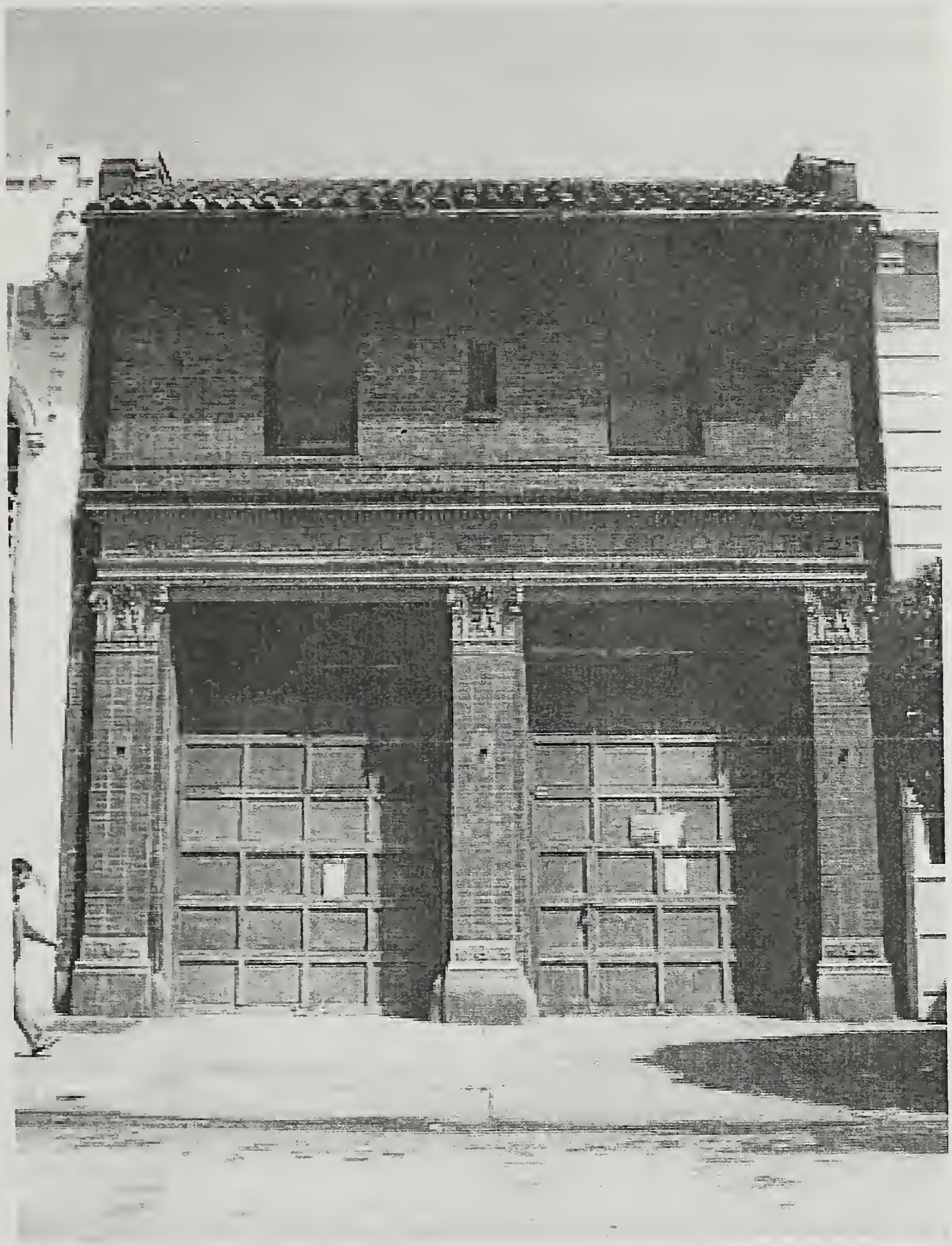
The proposed entrance alterations and vertical addition will have not have an adverse effect on the setting of the Polk Street and Van Ness Avenue neighborhoods or its adjacent historic resources, given that the important views, visual relationships, and historic spatial relationships will remain unaltered.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 4/30/09

Tina Tam, *Preservation Coordinator*

cc: Linda Avery-Herbert, *Executive Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File



1648 Pacific Avenue

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SAN FRANCISCO PUBLIC UTILITIES COMMISSION
POWER ENTERPRISE
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April 15, 2009

Brett Bollinger, Environmental Planner
Major Environmental Analysis Section
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

GAVIN NEWSOM
MAYOR
ANN MOLLER CAEN
PRESIDENT
F.X. CROWLEY
VICE PRESIDENT
FRANCESCA VIETOR
COMMISSIONER
JULIET ELLIS
COMMISSIONER
ED HARRINGTON
GENERAL MANAGER

Re: CEQA Exemption Request for the Sustainable Civic Center District: Solar Photovoltaic Renewable Energy Project at City Hall & Davies Symphony Hall

Index Code: 519881

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Dear Brett Bollinger:

The San Francisco Public Utilities Commission (SFPUC), Power Enterprise, Energy Generation Projects Group has prepared the following project information on the proposed Solar Photovoltaic Project at San Francisco City Hall and Davies Symphony Hall.

Project Description

City Hall

City Hall is located at 1Dr.Carlton B.Goodlett Place in San Francisco. The proposed Solar System at City Hall would be an approximately 100 kW solar photovoltaic (PV) low-height, rack-mounted, non-penetrating system on the roof. The PV system would be installed flat or tilted with no more than a 5-degree angle. The PV would cover a portion of the south roof area and a portion of the north roof area, approximately 9,900 square feet (please refer to Appendix B – PV System Layout Plan). The existing roof is an aggregate surface built-up membrane roof installed in 1998 (please refer to Appendix C – Roof Photographs). The roof has a 24-inch high parapet wall around the perimeter and approximately 5-foot high skylights located on the north and south roofs (as shown on the attached photographs). The PV system would reduce peak demand loads and daily energy consumption for the facility. The project would generate a minimum of 134,000 kWh per year and would offset a portion of the current load for the building. All of the electricity produced by the PV system would be consumed by the facility and would not result in net exports to the existing electrical grid (PG&E).

2009.0315E - City Hall
2009.0316E - Davies Symphony Hall

The PV system power output (from the PV system installed on the south roof area) would be routed along the roof floor level to the inverter to be located on the south-east portion of the roof (to convert the DC power to AC power). The PV system power output (from the PV system installed on the north roof area) would be routed over the east pediment mechanical room to the inverter at the location described above (please refer to Appendix D – Conduit Options). The PV system's overall power output would be routed in conduit down through the roof near the inverter to the mechanical attic space below the roof, and to the electrical bus duct located in the southeast 4th floor electrical room through this room's ceiling, and fed into the City Hall's electrical distribution system.

Davies Symphony Hall

The Davies Symphony Hall is located at 201Van Ness Avenue in San Francisco. The proposed Solar System at Davies Symphony Hall would be a 214 kW solar photovoltaic (PV) low-height, rack-mounted, non-penetrating system installed on a portion of the top roof area, approximately 14,300 square feet, and a portion of the lower south roof area, approximately 3,500 square feet or a total of 17,800 square feet (please refer to Appendix B - PV System Layout Plan). The existing roof is an aggregate surface built-up membrane roof installed in 1998 (please refer to Appendix C – Roof Photographs. The PV system would reduce peak demand loads and daily energy consumption for the facility. The project would generate a minimum of 269,000 kWh per year and would offset a portion of the current load for the building.

The PV system power output (from the PV system installed on both roof levels) would be routed to the inverter to be located on the lower west roof in the sunken heating, venting, and air conditioning (HVAC) mechanical equipment area (to convert the DC power to AC power). The inverter power output would then be routed to the electrical bus duct located in the mezzanine level emergency generator electrical room adjacent to the sunken HVAC mechanical equipment, and fed into the Davies Symphony Hall's electrical distribution system. The conduit from the top roof solar array would go through the top roof mechanical room, down through the mechanical room floor into the attic truss area, across this attic truss area to a mechanical duct, down through this mechanical duct, exiting through the wall to the lower south roof area, and then to the inverter near the roof floor level. The conduit from the lower west roof solar array would be routed near the roof floor level to the inverter mentioned above (please refer to Appendix B – PV System Layout Plan).

Specifications Common to Both Sites

The PV systems would also include a small weather station to record weather data (wind speed and direction, ambient temperature, and solar insolation) and a data acquisition system to record PV system output. In addition, the SFPUC would install a flat panel, free-standing display unit (please refer to Appendix E – Display Unit Location Options) that shows the energy generated by the project, as well as the environmental savings of the project (e.g. – decrease in carbon dioxide emissions, etc.). The display would also showcase the SFPUC's other renewable energy projects that have been installed in the City of San Francisco. The display would show a series of images and information on each of the various projects. It would describe differences in the project's designs and technologies, as well as educate the public on how solar energy works. The display would also include some background information on the SFPUC, its hydroelectric power plants, and the customer's that the SFPUC serves.

Currently, three location options for the display unit in City Hall are being considered. One location would be the southeastern corner of the North Light Well, a second location option would be along the southern wall of the North Light Court, and a third option would be adjacent to the information kiosk near the Sheriff's desk on the eastern side of City Hall's main lobby.

Currently, three location options for the display unit at Davies Symphony Hall are being considered. One location would be adjacent to the elevator, a second location option would be located in the lobby, and a third option would be adjacent to the Coat Check Room.

The crystalline PV panels would have a minimum rating of 12 watts (DC-Peak STC) per square foot. PV modules and inverters would have Underwriter's Lab (U/L) certification and California Energy Commission (CEC) approval. The PV Panels would maintain a Class C fire rating. The designs would provide a minimum 3-foot perimeter around the roof's perimeter and clear access to existing fire fighting standpipes or other emergency equipment on the roof, if present, as required by the San Francisco Building Code. In addition, the San Francisco Fire Department would review and approve an electrical permit to assure sufficient emergency access, and the San Francisco Building Inspection Department would review and approve the electrical design.

Background

San Francisco City Hall was built in 1915 in the Beau-Arts style. City Hall was designed by architect Arthur Brown, Jr. San Francisco City Hall is located within the San Francisco Civic Center Historic District. The San Francisco Civic Center Historic District was designated as an historic district in 1994 by the San Francisco Landmarks Preservation Advisory Board. City Hall, as part of the District, was designated as a Contributory building. City Hall was also designated a San Francisco Landmark (Landmark No. 21) in 1970. The United States Department of the Interior listed City Hall and the Civic Center Historic District as an historic resource on the National Register of Historic Places in 1978.

Davies Symphony Hall was built in 1980 and is the home of the San Francisco Symphony. In addition to the concert hall itself, an adjoining building contains the Robert H. Zellerbach Rehearsal Hall, comprising three separate rehearsal spaces. Davies Symphony Hall is also located within the San Francisco Civic Center Historic District and is deemed to be Noncontributory.

The proposed project would require a Certificate of Appropriateness per Section 1006 of the Planning Code and would be granted by the Planning Department following consideration and approval by the Planning Commission if the proposed alterations would have no significant impact upon the Civic Center Historic District or City Hall (Landmark No. 21). The standards for the review of applications for Certificates of Appropriateness include, but are not limited to a finding that the proposed alteration preserves the significant exterior architectural features and does not adversely affect the special character or historical, architectural, or aesthetic interest or value of the Landmark or Historic District.

Environmental Impacts

Aesthetics:
The proposed solar PV systems would be installed on the roofs of both buildings and electrical conduit would be installed within the buildings and within existing electrical chases or walls out of view from the public. Architectural or historic features of the buildings would not be disturbed or altered due to the construction of the proposed solar PV project. The roofs have several existing

heating/ventilation/air conditioning (HVAC) mechanical equipment and vents extending above the roofline (see attached photographs), but they are not visible from the street level. The proposed solar PV panels would be mounted flat on a non-penetrating racking system on the roofs, set back a minimum of 3-feet from the roof perimeter, and would not be visible from the street level. The inverters would be installed adjacent to the mechanical equipment and would also not be visible from the street level. The proposed solar PV systems would not be visible from the street level and, therefore, would not have a substantial effect on scenic resources, vistas, or on the visual character of the area.

The proposed display unit at City Hall would be a free-standing unit and would not be attached to the walls. Therefore, there would be no impacts to the historic structure of the building.

Cultural Resources:
San Francisco City Hall was built in 1915 in the Beau-Arts style, is located within the San Francisco Civic Center Historic District and, as such, was designated as a Contributory building. City Hall was also designated a San Francisco Landmark (Landmark No. 21) in 1970. The United States Department of the Interior listed City Hall and the Civic Center Historic District as an historic resource on the National Register of Historic Places in 1978. Davies Symphony Hall was built in 1980, and is also located within the San Francisco Civic Center Historic District and is deemed to be Noncontributory.

The proposed solar PV systems would be installed on the two buildings' roofs and tied into the buildings' existing electrical systems through conduits to the existing buildings' electrical rooms and meters utilizing existing electrical conduit chases or inside of walls out of view from the public. Interior or exterior architectural or historic features of the buildings would not be disturbed or altered due to the construction of the proposed solar PV project. Therefore, it is not anticipated that the proposed solar PV project would cause impacts to cultural or historic resources.

Hazards & Hazardous Materials:
A record search was conducted, for both sites, on the California Department of Toxic Substances Control (DTSC; Cortese List; Envirostor) and the California State Water Quality Control Board (Geotracker) databases (see attached documentation). The DTSC database did not identify hazardous materials issue for either site. However, the Geotracker database one hazardous materials case file for each of the sites. Davies Symphony Hall had a leaking underground diesel fuel tank that was removed and the soil remediated. This case was closed as of January 30, 2007. The case file identified for City Hall is in error as the case involved a leaking underground gasoline fuel tank located at the Shell Oil Gas Station at 400 South Van Ness Avenue and not at City Hall located at 1Dr.Carlton B.Goodlett Place. Copies of each of these case files are attached (please refer to Appendix F – Hazardous Materials Record Search) as verification of the database search and the resolution of each of the cases. Therefore, no hazardous materials releases or issues currently exist at either of the two proposed project sites, and it is not anticipated that the proposed solar PV project would cause any hazardous material impacts to the project sites.

Population & Housing:
The proposed project would install a100 kW solar PV systems on the roof of City Hall and a 214 kW solar PV system on the roof of Davies Symphony Hall. The proposed solar PV systems would provide electricity consumed at each of the sites. There would be no net electricity exports to the

existing PG&E grid. The proposed project's electricity produced by the solar panels would offset the existing electricity provided to each of the sites by Hetch Hetchy (SFPUC). The Hetch Hetchy power offset by the project would ultimately be utilized by other City-owned buildings. Therefore, the proposed project would not provide additional electricity capacity to PG&E or induce population growth by serving new customers.

Transportation/Traffic:
The proposed solar PV project would require the use of a crane to place the solar panels, inverters and electrical conduit on each of the buildings' roofs. This would occur on the weekend, likely a Sunday morning, in order not to significantly impact street traffic. The traffic impacts associated with the project would not be significant relative to the existing capacity of the surrounding street system.

In addition to the use of the crane, several (three to five) employee vehicles would access the project sites to drop-off employees and tools. These vehicles would be required to utilize existing street parking. Because of the minor number of vehicles access the sites, the project's impact on area parking availability would not be substantial.

Therefore, construction-related impacts, as identified above, generally would not be considered significant due to their temporary and limited duration.

Air Quality:
The proposed solar PV project, once constructed, would have no air emissions and, therefore, would cause no significant impacts to air quality. The construction of the project, however, would temporarily release minor amounts of vehicle/equipment exhaust and particulate matter (vehicle/equipment exhaust and dust). These air emissions would be considered temporary impacts. Therefore, the proposed solar PV project would not exceed local and Bay Area Air Quality Management District (BAAQMD) regulations.

Utilities & Service Systems:
The proposed project would install a100 kW solar PV systems on the roof of City Hall and a 214 kW solar PV system on the roof of Davies Symphony Hall. As stated above, the proposed project would not provide additional electricity capacity to PG&E's electrical grid, provide electricity to the public, or serve new customers. The proposed project's electricity produced by the solar panels would offset the existing electricity provided to each of the sites by Hetch Hetchy (SFPUC). Therefore, the proposed project would not require the construction of new electrical generation facilities or cause significant environmental impacts.

Public Services:
The proposed solar PV project would install solar systems on the roofs of City Hall and Davies Symphony Hall and be connected to each of the buildings' existing electrical systems. The proposed project construction would not require the closure of either of the buildings, would not cause significant adverse impacts to either building, or any significant adverse impacts to the service ratios, response times or other performance objectives for any of the public services. Therefore, no impacts to existing public services would occur because of the proposed project.

Land Use & Planning:
San Francisco's General Plan, Environmental Protection Element establishes several Policies to encourage local government departments to fund and construct renewable energy (solar PV) systems to reduce the use of fossil fuel energy sources. Some of these Policies are: Policy 12.4 - Encourage investment in capital projects that will increase municipal energy production in an environmentally responsible manner; Policy 16.1 - Develop land use policies that will encourage the use of renewable energy sources; Policy 16.2 - Remove obstacles to energy conservation and renewable energy systems in zoning and building codes; and Policy 18.1- Promote government and private financing partnerships to carry out local energy programs.

In addition, the San Francisco Department of Building Inspection recently developed a streamlined permit process that allows applicants to complete their permit processing over the counter in a manner of minutes.

Therefore, the proposed solar PV project does not conflict with any existing land use plan or policy.

Cumulative Impacts:
The proposed solar PV project would be designed to meet all local and State regulations. In addition, the above environmental issues were evaluated and it was determined that the proposed project would not cause any significant impacts. Therefore, the proposed solar PV project would not substantially contribute to any cumulative environmental impacts.

CEQA Compliance/Recommendation
The SFPUC has determined that the proposed Sustainable Civic Center District: Solar Photovoltaic Renewable Energy Project at City Hall & Davies Symphony Hall is categorically exempt under CEQA Guidelines Section 15301, Class 1 – The operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination; and Section 15303, Class 3 – The construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

The proposed solar PV project would be constructed on the roofs of City Hall and Davies Symphony Hall, and would not cause significant or adverse impacts to the San Francisco Civic Center Historic District or to the historic resources of City Hall. Therefore, the SFPUC is requesting a Categorical Exemption under the above CEQA Sections. Should you have any questions regarding the proposed project, please contact Randall Smith, Utility Specialist at (415) 934-5716.

Sincerely,

John Doyle

John Doyle, Manager
Energy Generation Projects
Power Enterprise
San Francisco Public Utilities Commission

Attachments:

- Appendix A –
  - CEQA Environmental Checklist, Categorical Exemption Determination – City Hall
  - CEQA Environmental Checklist, Categorical Exemption Determination – Davies Symphony Hall
- Appendix B – Photovoltaic System Layout Plan
- Appendix C – Roof Pictures
- Appendix D – Conduit Options
- Appendix E – Display Unit Location Options
- Appendix F – Hazardous Materials Record Search

Cc: Tina Tam, Historic Resources Coordinator, San Francisco Planning Department
Karen Kubick, Manager, Infrastructure Development, SFPUC
Randall Smith, Utility Specialist, SFPUC
Irina Torrey, Manager, Bureau of Environmental Management, SFPUC

Categorical Exemption Class 1(e)(1):

Additions to existing structures provided that the addition will not result in an increase of more than 50% of the floor area of the structure before the addition, or 2,500 ft², whichever is less.

Sophia C Middlebrook 05/11/09

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
Class 1(e)(1)

SAN FRANCISCO
PLANNING DEPARTMENT

Historical Resource Review Form

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Address of Project: _Davies Symphony Hall__(270-290 Hayes Street)____________________________

Cross Streets: _Franklin Street and Van Ness Avenue______Block/Lot: __0810/001_______

Case No. ___2009.0316E____________________________Permit No.______________________________

STEP 1: EXEMPTION CLASS

If neither class applies, an *Environmental Exemption Application* is required.

☒ **Class 1 – Existing Facilities:** Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of this determination.

☐ **Class 3 – New Construction or Conversion of Small Structures:** Construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

STEP 2: HISTORICAL RESOURCE STATUS (Refer to *Preservation Bulletin 16.*)

☐ **Category A:** Known Historical Resource	**Proceed to Step 3.** Preservation Technical Specialist Review
☐ **Category B:** Potential Historical Resource	**Proceed to Step 3.**
☒ **Category C:** Not a Historical Resource	**Proceed to Step 4.** No Further Historical Resource Review Required.

STEP 3: APPROVED WORK CHECKLIST

Per plans dated: ________________

☐ Project falls within the scope of work described below. **Proceed to Step 4.** No Further Historical Resource Review Required.

☐ Project does not fall within the scope of work described below. **Proceed to Step 4.** Further Historical Resource Review Required.

☐ If 4 or more boxes are initialed, Preservation Technical Specialist review is required.

Planner's Initials	Work Description
	1. Interior alterations. Publicly-accessibly spaces (i.e. lobby, auditorium, or sanctuary) require Preservation Technical Specialist review.
	2. Regular maintenance or restorative work that is based upon documentation of the building's historic appearance (i.e., photographs, physical evidence, historic drawings or documents, or matching buildings).
	3. In-kind window replacement at visible facades. (The size, configuration, operation, material, and exterior profiles of the *historic* windows must be matched.)

	4. Window replacement or installation of new openings at non-visible facades.
	5. Construction of deck or terrace that is not visible from any immediately adjacent public right-of-way.
X	6. Installation of mechanical equipment at the roof which is not visible from any immediately adjacent public right-of-way.
	7. Installation of dormers that meet the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows, No. 96.2.*
	8. Installation of garage opening that meets the requirements of *Zoning Administrator Bulletin: Procedures and Criteria for Adding Garages to Existing Residential Structures, No. 2006.1b.*
	9. Horizontal addition that is not visible from the adjacent public right-of-way for 150′ in each direction; does not extend vertically beyond the floor level of the top story of the structure; and does not have a footprint that is more than 50% larger than that of the original building.
	10. Vertical addition that is not visible from the adjacent public right-of-way for 150′ in each direction; is only a single story in height; and does not cause the removal of architectural significant roofing features such as ornate dormers, towers, or slate shingles.

Preservation Technical Specialist Review Required for work listed below:

	11. Window replacement at visible facades that is not in-kind but meets the *Secretary of the Interior Standards for the Treatment of Historic Properties.*
	12. Sign installation at Category A properties.
	13. Façade alterations that do not cause the removal or alteration of any significant architectural features (i.e. storefront replacement, new openings, or new elements).
	14. Raising the building.
	15. Horizontal or vertical additions, including mechanical equipment, that are minimally visible from a public right-of-way and that meet the *Secretary of the Interior Standards for the Treatment of Historic Properties.*
X	16. Misc.

STEP 4: RECOMMENDATION

☒ No Further Historical Resource Review Required.

☐ Further Historical Resource Review Required: File *Environmental Exemption Application.*

Notes: The subject building - Davies Symphony hall - is a non-contributor to the civic center historic district. The solar panels will have no significant impact to the historic district.

Planner Name: Sophie Middlebrook

Signature: Sophie Middlebrook Date: 05/11/09

Preservation Technical Specialist Name: Sophie Middlebrook

Signature: Sophie Middlebrook Date: 05/11/09

Save to [I:\Building Permit Applications or I:\Cases].

If "Category A," save to [I:\MEA\Historical Resources\Category A Admin Catex].

270 Hayes St, San Francisco, CA 94102, USA (approx).
Davies Symphony Hall
y &amp; County: Davies Symph
LOUISE M. DAVIES

Davies Symphony Hall
SF City &amp; County: Davies Sympho...

SF
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#59
5/11/

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

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Information:
415.558.6377

Certificate of Determination
Exemption from Environmental Review

Case No.:	**2008.0371E**
Project Title:	**3585 Clay Street**
Zoning:	Residential, House District, One-Family (RH-1) 40-X Height and Bulk District
Block/Lot:	1010/019
Lot Size:	2,996 square feet
Project Sponsor:	Tony Kim, Town Consulting 415 246-8855
Staff Contact:	Jeanie Poling – 415 575-9072 jeanie.poling@sfgov.org

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5/12/09

PROJECT DESCRIPTION:

The 2,996-square-foot (sf) project site is located on the south side of Clay Street between Locust and Laurel Streets in San Francisco's Laurel Heights neighborhood. The project involves interior and exterior renovations to a fire-damaged four-story, three-family residential building, including the conversion of the first-floor storage to a three-car garage. To accommodate the garage, the building would be raised by 2′ 3″, and the fourth-floor ceiling would be lowered by removing the existing roof and ceiling and constructing a new roof to maintain the existing 38′ 10″ building height. The total area of the three units would increase by 54 sf from 8,430 sf to 8,484 sf.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(a) and Section 15301(e)(1)]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

for

Bill Wycko
Environmental Review Officer

05/12/2009
Date

cc: Tony Kim, Project Sponsor
Glenn Cabreros, Neighborhood Planner
Shelley Caltagirone, Preservation Planner
Supervisor Michela Alioto-Pier, District 2
Virna Byrd, M.D.F.
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

The fire-damaged walls, floors, stairs, windows, and door materials would be repaired or replaced, an interior elevator would be added, an existing front porch on the east side of the second floor would be enclosed with a new wall, and an existing light well on the west side of the second floor would be enclosed with a new wall. The rear of the first floor behind the new garage would be converted into 'rooms down' living area for the second-floor unit.

REMARKS:

Historic Architectural Resources: In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 3585 Clay Street is a historical resource as defined by CEQA, and if so, whether the proposed project would cause a substantial adverse change in the significance of the historical resource. A building may be considered a historical resource if it meets any of the criteria that make it eligible for listing in the California Register of Historical Resources.

The Laurel Heights neighborhood contains many buildings constructed between 1890 and 1915 in the Queen Anne and Period Revival Styles generally of high architectural caliber; it appears to be eligible for listing on the California Register as a historic district due to its association with the initial development of this portion of the City. The building at 3585 Clay Street, constructed in 1909 in the Mission Revival style, would be a contributor to the potential district. Thus, the building appears to be eligible for the California Register under criterion 1 (events).[1]

The building is representative of the many builder-designed residential buildings constructed in San Francisco during the early twentieth century that borrowed from historic styles and resulted in eclectic building forms. While the building does not appear to qualify for listing on the California Register as an individual historic resource under criterion 3 (architecture), it may qualify under criterion 3 as a contributor to the potential historic district.[2] Although heavily damaged by fire on the interior and with some minor alterations to the exterior, the building appears to retain historic integrity.

Historical records do not indicate that the building is associated with persons important in history or that it is likely to yield information that is important to prehistory or history; thus, the structure does not appear to be eligible for the California Register under criterion 2 (persons) or criterion 4 (prehistory).[3]

Under the proposed project, most aspects of the historic character of the building would be retained and preserved, and no distinctive materials, architectural elements, or spaces that characterize the property would be removed. However, the proposed raising of the building to allow for a garage would impact the relationship between the building's entrance stairs and the street and would alter the scale of the building's base. Although these impacts are not in keeping with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, they would be minimized with architectural features that would be in keeping with the style, features, materials, and scale of the historic building. Thus, the proposed project would not cause a substantial adverse change in the historical resource such that the significance of the resource would be materially impaired. In addition, for the same reasons, the project would not have an adverse effect on off-site historical resources, such as adjacent historic properties.[4]

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[1] Historic Resource Evaluation Response Memorandum for 3585 Clay Street, from Shelley Caltagirone, Preservation Technical Specialist, to Jeanie Poling, Major Environmental Analysis, March 10, 2009. This memorandum is attached.

[2] *Ibid.*

[3] *Ibid.*

Archeological Resources: The project involves no foundation work. The elevator pit would be approximately 4 feet below grade, and 3 feet of excavation would be required for the new driveway. The project site is located two blocks north of the former Laurel Hill cemetery. The existing building was probably the first permanent structure on the project site, no known archeological site are in the vicinity of the building, and no known Ohlone settlements or seasonal camps are known to have existed within the local vicinity. The Department reviewed the project for impacts on archeological resources and determined that no CEQA-significant archeological resources would be affected, specifically prehistoric and known archeological resources.[5]

Exemption Status: CEQA State Guidelines Section 15301(a), or Class 1, provides an exemption from environmental review for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. CEQA State Guidelines Section 15301(e)(1) provides an exemption for additions to existing structures, provided that the addition would not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 sf, whichever is less. The proposed project would entail interior and exterior modifications that would increase the existing building's area by 54 sf; therefore, the project is appropriately exempt from environmental review under Class 1.

Other Environmental Effects: CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification.

CONCLUSION

For the above reasons, the proposed project is appropriately exempt from environmental review.

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[4] *Ibid.*

[5] MEA Preliminary Archeological Review: Checklist for 3585 Clay Street, April 2, 2008. This document is on file and available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case No. 2008.0371E.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Historic Resource Evaluation Response

MEA Planner:	Jeanie Poling
Project Address:	**3585 Clay Street**
Block/Lot:	1010/019
Case No.:	**2008.0371E**
Date of Review:	March 10, 2009
Planning Dept. Reviewer:	Shelley Caltagirone (415) 575-6625 I shelley.caltagirone@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The project proposes to raise the building approximately 2'-3" in order to add a three-car garage at the ground level; to replace the existing roof and alter the existing pent roof; to replace the wood-framed windows at the front façade; to install an elevator bulkhead at the roof; and to repair fire damage throughout the building.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on the any local, state, or national registers or surveys.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the south side of Clay Street between Laurel and Locust Streets in the Laurel Heights neighborhood of San Francisco. The property is surrounded by residential land uses with RH-1 zoning and borders the Sacramento Neighborhood Commercial District located at the southern half of the subject block. It is in a 40 -X Height and Bulk District.

The subject property is located in a primarily residential area with mixed residential/commercial buildings located along the east-west corridors such as Sacramento, California, and Geary. The immediate area is characterized by two-to-three-story single-family residences with occasional multi-family, four-story residences. The subject property is flanked by a four-story residential building to the west and a 3-story residential building to the east. The majority of buildings in the neighborhood were constructed between 1890-1915 in the Queen Anne and Period Revival styles. According to a survey of historic Sanborn maps, the immediate block surrounding the subject property was developed primarily between 1900-1915.

The Laurel Heights neighborhood, bordered by Geary Boulevard to the south, Arguello Boulevard to the west, California Street to the north, and Presidio Avenue to the east, was first broadly settled in the 1890s.[1] Due to the area's proximity to major cemeteries such as Laurel Hill, then bordered by California,

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[1] Kelley & VerPlanck. *Historic Resource Evaluation Report: 3585 Clay Street*. January, 2008, p. 9.

Geary, Parker and Presidio, the area was served by horse car transit, then cable cars from the early 1870s. Most residential development in the area served a high-end market that spilled over from the adjacent Pacific Heights. Sanborn maps indicated that Laurel Heights was largely built out by 1915.

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context
If Yes; Period of significance: 1890-1939

The subject building located at 3538 Clay Street does not appear to be eligible for listing on the California Register as an individual resource; however, the building does appear to contribute to a potential historic district. Below is an evaluation of the subject property against the criteria for inclusion on the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
The subject property is located within the Laurel Heights neighborhood, which contains a large number of buildings constructed between 1890 and 1939 relating to the area's first phase of residential development. It appears that the neighborhood may be eligible for listing on the California Register as a historic district under Criterion A due to its association with the initial development of this portion of the city. The construction date of the subject building, 1909, places it within the period of significance for the potential district and indicates that the building would be a contributing building within the potential district.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;
Research presented in the Kelley & VerPlanck report does not indicate that any of the owners or others associated with the building were historically important persons.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
The subject building was constructed in 1909 as a three-unit flat and designed by Stone (Louis S.) and Smith (Henry C.) in the Mission Revival style for the owner Emil Hirsch. The building is representative of the many builder-designed residential buildings constructed in San Francisco during the early 20th century, which borrowed from historic styles and resulted in eclectic building forms. The building does not embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values. As such,

the building does not appear to qualify for listing on the California Register as an individual historic resource under Criterion 3. However, the building may qualify as a contributor to a potential historic district which represents the initial development of the area and is united by generally high architectural caliber buildings.[2] Overall, the area exhibits a cohesive architectural appearance.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;
It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes: Although heavily damaged by fire on the interior and with some minor alterations to the exterior, the subject property appears to retain historic integrity.

3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present *(Go to 6. below)*

☒ Historical Resource Present *(Continue to 4.)*

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the *Secretary of the Interior's Standards. (Go to 6 below.)*
Optional: ☐ See attached explanation of how the project meets standards.

☒ The project is NOT consistent with the *Secretary of the Interior's Standards;* however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5 if the project is an alteration.)*

---

[2] Ibid, p. 24.

☐ The project is NOT consistent with the *Secretary of the Interior's Standards* and is a significant impact as proposed. *(Continue to 5 if the project is an alteration.)*

The Department finds that the project is not consistent with all aspects of the *Secretary of the Interior Standards for Rehabilitation* (*Standards*) but that it will not cause a substantial adverse change in the resource such that the significance of the building or the surrounding historic district would be materially impaired. The following is an analysis of the proposed project per the applicable Standards.

Standard 1.
A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Overall, the project will cause a minimal change to the distinctive materials, features, spaces, and spatial relationships that characterize the building and the potential historic district as it will not cause the removal of significant material or features and will essentially retain the façade and the building's relationship to the streetscape.

Standard 2.
The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Most aspects of the historic character of the building will be retained and preserved. No distinctive materials, architectural elements, or spaces that characterize the property will be removed. However, the proposed raising of the building to allow for a garage at the ground floor will impact the spatial relationship between the building's entrance stairs and the street and will alter the scale of the building's base. Although these impacts are not in keeping with the *Standards*, they have been minimized by designing an opening that aligns with the architectural features above; by creating a planter box below the first floor window that visually reduces the scale of the taller base; by using high quality materials for the stair extension that are in keeping with the historic building materials; and by using a carriage-style garage door that are in keeping with the style of the historic building.

Standard 5.
Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Only a small portion of the clinker brick veneer will be removed from the façade for the garage opening so that the impact will be minimal. Also, the alteration of the roof line will not be perceived from the street and will maintain the character of the existing streetscape. No other changes are proposed to the distinctive materials, features, finishes, or construction techniques or examples of craftsmanship that characterize the property.

Standard 9.
New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The raising of the building and alterations to the façade will not destroy historic materials, features, and spatial relationships that characterize the property. The overall scale of the building will not be significantly changed and will be in keeping with the adjacent building's and the surrounding streetscape. Also, the proposed garage opening and new façade features will be designed in a manner that is compatible with the historic character of the building.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The new door openings may be removed or filled in without harm to the integrity of the property. Although unlikely to occur, the building could also feasibly by lowered to its original height and the essential form and integrity of the property would be restored.

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

The character-defining features of the building to be retained and respected are the scale, massing, design, fenestration pattern, and façade elements dating from the period of significance.

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: Sophie Middlebrook Date: 03·10·09

Sophie Middlebrook, *Acting Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary,* Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

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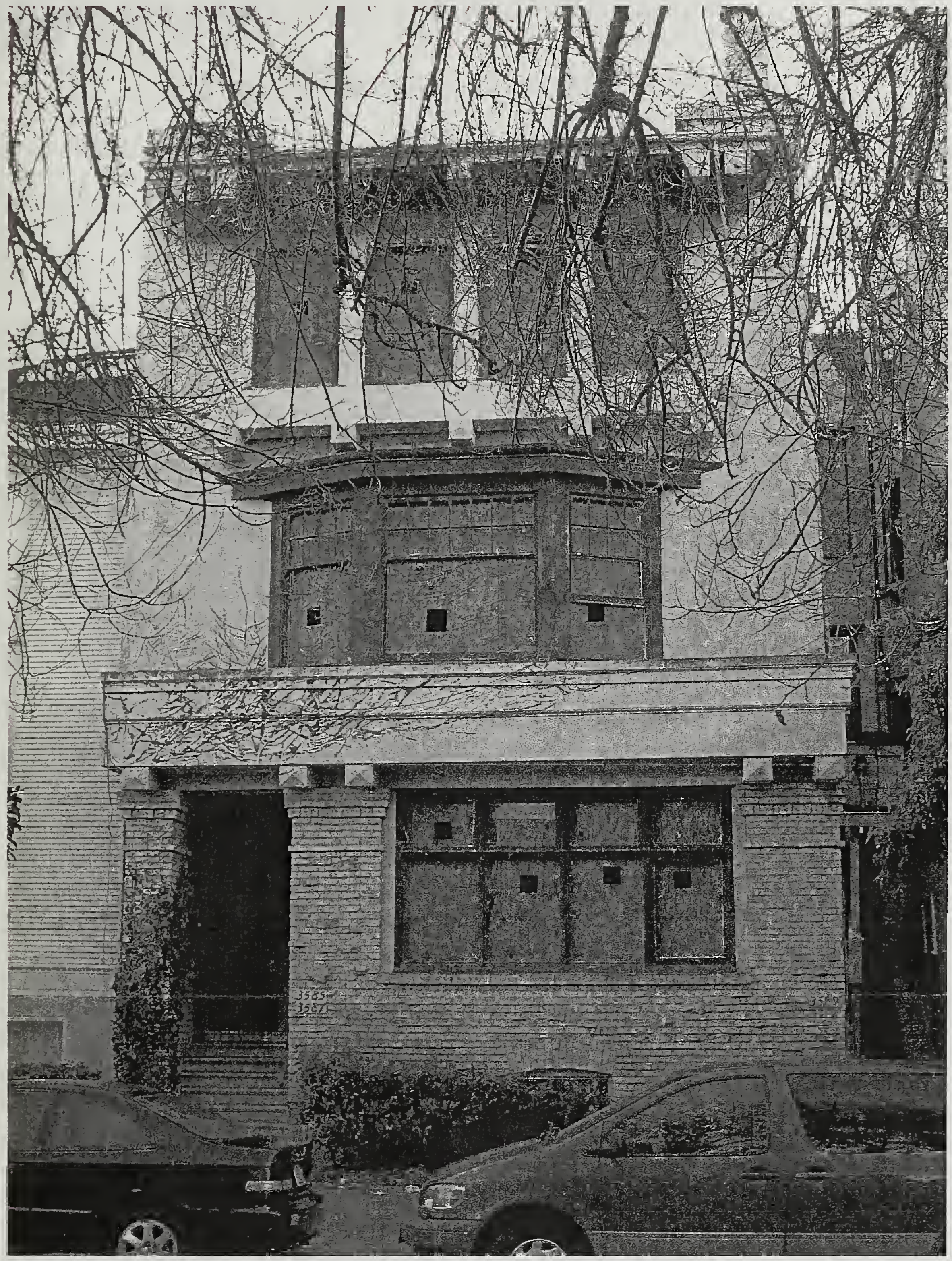

Subject Property: 3585 Clay Street

SAN FRANCISCO
PLANNING DEPARTMENT

Date received:

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CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
M.E.A.

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

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1/19/09 The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	**Provided**	**Not Applicable**
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee included in HRE report	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

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Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): ____________ Date: 03/23/09

(For Staff Use Only) Case No. 2009.0299E

Address: 4963 17th street

Block/Lot: 1289/060

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Mike Furlotti, Amanda Hamilton	Telephone No.	415.221.1559
Address	4963 17th Street	Fax. No.	
	San Francisco, CA 94117	Email	
Project Contact	Lindsey Theobald	Telephone No.	415.252.1441 x26
Company	Feldman Architecture	Fax No.	415.252.1442
Address	1126 Folsom Street #4	Email	lindsey@feldmanarchitecture.com
	San Francisco, CA 94103		

Site Information

Site Address(es): 4963 17th Street

Nearest Cross Street(s) Stanyon

Block(s)/Lot(s)	1289/060	Zoning District(s)	RH-2
Site Square Footage	2,805 s.f.	Height/Bulk District	

Present or previous site use Single Family Residence

Community Plan Area (if any)

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost $500,000

Describe proposed use Single Family Residence

Narrative project description. Please summarize and describe the purpose of the project.

The proposed alteration involves:

- First Floor remodel of garage and studio unit, including lowering studio floor elevation 6". Rear expansion 10'-0" past existing building footprint. Rear addition within the allowed encroachment into the rear yard setback.
- Second Floor remodel and small front addition at entry stairs. Proposed roof deck over first floor rear addition.
- Proposed Third Floor bedroom level.
- Proposed Fourth Floor Master Suite penthouse, set back from both the front and rear facades. Proposed Roof Deck at south, over third floor.

The existing building is a 2-bedroom single family unit over a garage level with in-law studio unit. The existing building height is +/-20'-10" to the highest roof parapet. The existing building has 1,570 sq ft total living space and 615 sq ft of garage and utility space. The proposed building height is +/- 27'-9" at front of building (top of third floor) and +/- 37'-9" at top of fourth floor.. The proposed building is 3,945 sp ft of living space.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation.* Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☒ partial demo	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ________ What type of foundation would be used (if known)? ________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement.*	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). ________	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1,570 s.f.	1,570 s.f.	2,375 s.f.	3,945 s.f.
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF				
Dwelling units	1+basement studio	1+basement studio	0	1+basement studio
Hotel rooms				
Parking spaces				
Loading spaces				
Number of buildings	1	1	0	1
Height of building(s)	+/- 27'-9"	+/- 27'-9"	+/-16'-11"	+/- 37'-9"
Number of stories	2	2	2	4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 3(a)

5/19/09

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner:	Brett Bollinger
Project Address:	**4963 – 17th Street**
Block/Lot:	1289/060
Case No.:	**2009.0299E**
Date of Review:	May 13, 2009
Planning Dept. Reviewer:	Aaron Starr (415) 558-6362 I aaron.starr@sfgov.org

PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project includes adding a 2-story vertical addition, a rear horizontal addition and significant façade alterations to this 1-story over garage single-family house with an in-law unit. The proposed project qualifies as a demolition under Article 10 of the Planning Code.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed prior to 1900 by an unknown architect. It is not included on any historic surveys or any designated or known potential districts. The subject building is over 50 years of age and is a Category B Building: Potential Historical Resource.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on the south side of 17th Street between Stanyan and Shrader Streets in the City's Cole Valley neighborhood. The immediate area is characterized by an eclectic mix of single-family and multi-family buildings. There are some distinctive Streamline Modern buildings on the subject block, which could make up a potential district; however further investigation is needed to determine whether or not such a district exists. There is a known a potential historic district north of 17th Street, centered on Belvedere Street that the Department identified in several past Historic Resource Evaluations. This district is characterized by Victorian and Edwardian era buildings with good to excellent integrity. Given that the subject building is neither Streamline Modern in style nor an intact Victorian or Edwardian era building, the subject building is not a contributor to a known or potential historic district.

---

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: n/a

Notes: Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

The subject building is a rectangular shaped, one-story over garage wood-framed single-family building done in the Marina Style. The building is clad in stucco and its main character defining features are a central bowed bay with casement windows, a cornice with classical details (egg and dart and Greek key) and a raised side entry. According to the building's permit history, the building was significantly altered from its original style and configuration; it's current style is more in keeping with that found in San Francisco during the 1920s and 1930, not pre 1900s.

Criterion A: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion A. Research has not uncovered a specific historic event that took place at this site that is significantly associated California's or San Francisco's history or cultural heritage.

Criterion B: *It is associated with the lives of persons important in our local, regional or national past;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion B. Research about the original owner and subsequent owners and occupants of the subject property resulted in little information of consequence.

Criterion C: *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion C. The subject property is a modest Marina Style building that is not a contributor to a potential or designated historic district. The subject building has no unique characteristics or unusual design elements and the building does not appear to be the work of a master.

Criterion D: *It yields information to contribute to our understanding of human history or prehistory;*

There is no indication that the subject building will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criterion D.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The subject building is not eligible for the California Register; therefore an investigation into the subject buildings integrity was not conducted.

3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)*

☐ Historical Resource Present *(Continue to 4.)*

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

5. **Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.**

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The proposed alterations fit within the height and bulk pattern found in the immediate area and would not have an adverse effect on any known or potential off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: Tina Tam Date: 6-18-09

Tina Tam, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary,* Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

AS: G:\DOCUMENTS\Preservation\HRERs\4963 - 17th Street.doc

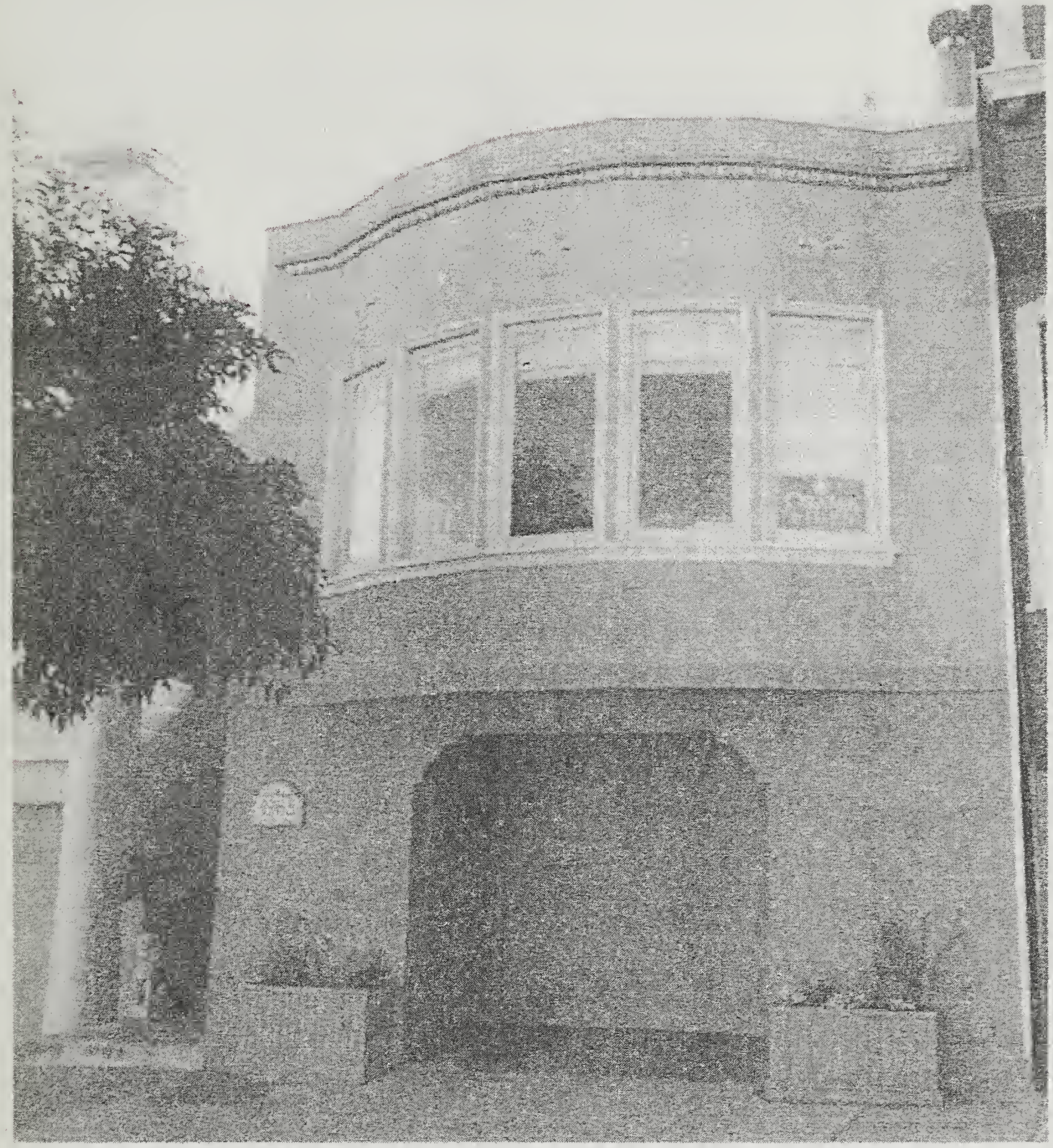

Image 1: Subject building: 4963 17th Street.
Photograph by Feldman Architecture

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Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☒	☐
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): ________

Date: 3-2-09

(For Staff Use Only) Case No. 2009.0193E

Address: 474 29th Ave

Block/Lot: 1460 | 006

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	John Lee	Telephone No.	415-317-1130
Address	474 29th Ave	Fax. No.	
	SF CA 94121	Email	
Project Contact	RONALD YU	Telephone No.	415-793-2722
Company	TOMMY LEE CONSULTING	Fax No.	
Address	750 LAWTON ST	Email	
	SF CA 94122		

Site Information

Site Address(es): 474 29th Avenue

Nearest Cross Street(s)

Block(s)/Lot(s)	1460 | 006	Zoning District(s)	RH-2
Site Square Footage	1873	Height/Bulk District	40-X

Present or previous site use: SINGLE FAMILY

Community Plan Area (if any)

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☐ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost

Describe proposed use SINGLE FAMILY

Narrative project description. Please summarize and describe the purpose of the project.

ONE STORY VERTICAL AND THREE STORY HORIZONTAL ADDITION AT REAR

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ____________ What type of foundation would be used (if known)? ____________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia) ____________	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2,375	2,375	1,070	3,445
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF	2,375	2,375	1,070	3,445

Dwelling units	1	1	0	1
Hotel rooms				
Parking spaces				
Loading spaces				
Number of buildings				
Height of building(s)				
Number of stories				

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

FRANCISCO DEPARTMENT OF CITY PLANNIN
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1(e)
5/20/09

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: **474 – 29th Avenue**
Block/Lot: 1460/006
Case No.: **2009.0193E**
Date of Review: May 12, 2009
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes adding a 1-story vertical addition and a 3-story horizontal addition to this 1-story over garage single-family house.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was designed and built by the original owner, Benjamin McCoy, in 1911. Although the subject property is not included on any historic surveys, and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the eastern side of 29th Avenue between Clement and Anza Streets in the City's Outer Richmond District. Most of the homes on the subject block were built between 1900 and 1913, with some building built before 1900 and some between 1914 and 1920. The block face does not have visual continuity and many of the homes appear to have been altered. Directly across from the subject site is the rear side of Presidio Middle School, which occupies the entire block, Assessor's Block 1461. The subject building is not located within a known or potential historic district.

---

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine

Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: n/a
Notes: Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

The subject building is a rectangular shaped, one-story-over-garage, wood-framed single-family building done in a vernacular style. The building is clad in simple horizontal wood siding and has a pyramidal hipped roof clad in asphalt shingles. The front façade has a raised main entry on the right side of the building and an angled bay in the center of the building. A garage opening located at the ground floor is on the left side of the building. The main entrance porch is enclosed with a multi-light door, side windows and transom.

Criterion A: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion A. Research has not uncovered a specific historic event that took place at this site that is significantly associated California's or San Francisco's history or cultural heritage.

Criterion B: *It is associated with the lives of persons important in our local, regional or national past;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion B. Research about the original owner and subsequent owners and occupants of the subject property resulted in little information of consequence.

Criterion C: *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion C. The subject property is a modest wood-sided building done in a vernacular style with little to no ornamentation. The subject building has no unique characteristics or unusual design elements and the building does not appear to be the work of a master.

Criterion D: *It yields information to contribute to our understanding of human history or prehistory;*

There is no indication that the subject building will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criterion D.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The subject building is not eligible for the California Register; therefore an investigation into the subject buildings integrity was not conducted.

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3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.**

---

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity and there are no known historic resources on the subject block. Presidio Middle School is potentially an historic resource, but the proposed addition will not have any impact on it or any other off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: Tina Tam Date: 5-19-09

Tina Tam, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

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4. Photographs

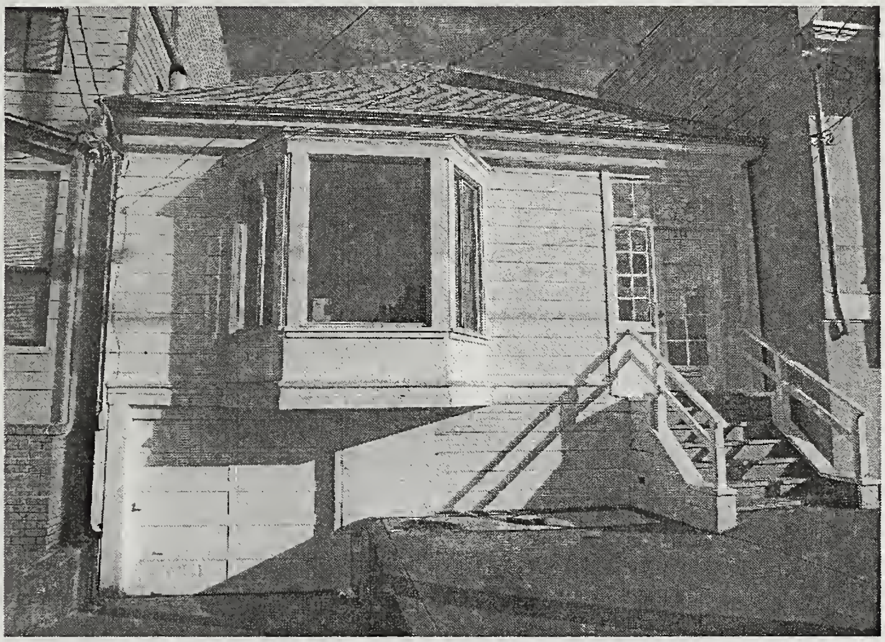

Fig. 1 Property from street, looking east at façade (Carey & Co., January 2008)

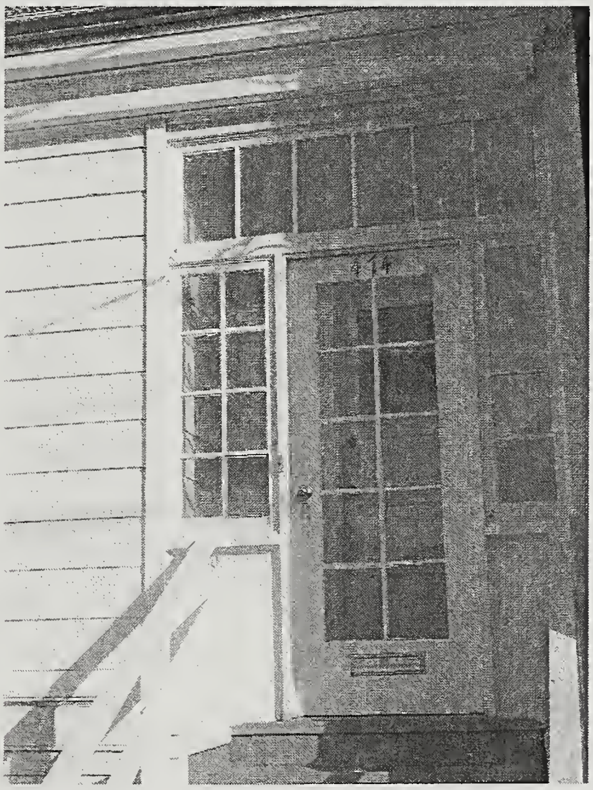

Fig. 2 Exterior entry vestibule door (Carey & Co., January 2008)

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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/27/09

Case No.:	**2009.0315E**
Project Title:	**City Hall: 1 Dr. Carlton B. Goodlett Place**
Zoning:	P (Public) 80-X Height and Bulk District
Block/Lot:	0787/001
Lot Size:	237,600 square feet
Project Sponsor:	John Doyle, Manager, San Francisco Public Utilities Commission (415) 554-3155
Planning Dept. Reviewer:	Sophie Middlebrook (415) 558-6372 | sophie.middlebrook@sfgov.org

PROJECT DESCRIPTION:

The project site is located on the full block bounded by McAllister Street to the north, Grove Street to the south, Van Ness Avenue to the west, and Polk Street to the east in the downtown Civic Center neighborhood, on a lot zoned as P (Public) within an 80-X height and bulk district.

The project proposes to add a solar facility to City Hall. City Hall is a four-story masonry structure completed in 1915, and the focal point of the Civic Center Historic District. The proposed solar panel project would consist of a 100 kW solar photovoltaic (PV) low-height, rack-mounted, non-penetrating system installed on the roof of the subject building. The PV, as proposed, would cover a portion of the south roof area and a portion of the north roof area, approximately 9,900 square feet. (Project Description continued on reverse side.)

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(1)(b)]

REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

GOVERNMENT
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BILL WYCKO
Environmental Review Officer

May 27, 2009
Date

cc: John Boyle, Public Utilities Commission
Mark Luellen, NE Quadrant
Supervisor Chris Daly

Bulletin Board
M.D.F.
Historic Preservation List

PROJECT DESCRIPTION (continued):

As proposed, the design would consist of PV panel arrays that are mounted flat on a non-penetrating racking system that allows rain to drain into the roof's gutters and accessibility for maintenance. The PV system would reduce peak energy demand loads and daily energy consumption for the facility.

Power output from the proposed PV system would be routed to an inverter, which is proposed to be located on the southeast portion of the roof. The inverter would convert the solar power from DC power to AC power. The PV system's output conduit would be routed over the East Pediment mechanical room to the inverter and would not require holes to be drilled through the granite walls of the historic structure. The proposed system's overall power would be routed through conduits down through the non-historic roof material to the mechanical attic space below the roof, and to the electrical bus duct located in the southeast portion of the building's fourth floor electrical room. From there, the power would be routed through the ceiling to City Hall's electrical distribution system.

The PV station would include a small weather station to record weather data as well as a data acquisition system. In addition, the San Francisco Public Utilities Commission (SFPUC) would install a flat panel, free-standing display unit that shows the energy generated and the environmental savings by the project, as well as showcase other renewable energy projects in San Francisco by SFPUC. Three locations for the display unit are under consideration, including one in the North Light Court, the North Lightwell, and an area adjacent to the existing information kiosk near the Sherriff's desk on the east side of the Main Lobby.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource. City Hall (completed in 1915) is the focal point of the Civic Center Historic District. The design for City Hall was rendered by Arthur Brown, Jr., and John Bakewell served as the managing partner in the architectural design firm. Brown, a student of Bernard Maybeck and a graduate of the Ecole des Beaux-Arts in Paris, based the design of City Hall on the Church of les Invalides in Paris, built in the seventeenth century and used as the site of Napoleon's tomb. The subject building is individually registered as a local landmark, an historic structure on the California Register of Historic Places, was included on both the Here Today survey and the 1976 Architectural Survey, and is a contributor to the Civic Center Historic District.

City Hall is individually significant as an excellent example of Beaux-Arts Architecture and as the work of a master architect, Arthur Brown, as well as for its association with the city's reconstruction in the aftermath of the 1906 earthquake and fires. As a contributor to the Civic Center Historic District, City Hall is significant for its association with the City Beautiful movement.

City Hall exhibits a high degree of historic integrity, retaining its location, association, design, workmanship, setting, feeling, and materials. The exterior, street-facing elevation has been minimally altered since its original construction. City Hall conveys its significance as both an individual historic resource and as a contributor to the Civic Center Historic District.

As noted in the designating ordinance for the landmark, character-defining features of the exterior of City Hall include all of the exterior features, form, and massing, which together contribute to its significance. The designating ordinance states that City Hall is "one of the nation's finest examples of the French Renaissance style, recalling the glories of ancient Greece and Rome. Both exterior and interior are ornamented in splendid and extravagant fashion. A symbol of the rebirth of the City and its government after the Great Earthquake and Fire[...]it has been the scene of many impressive ceremonies of the highest civic and social importance."[1]

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Secretary's *Standards*). It was determined that the proposed project would be consistent with the Secretary's *Standards* for the following reasons:[2]

- No change of use is proposed in conjunction with the proposed Solar Facility at City Hall.
- The historic character of the property will be retained and preserved. The proposed photovoltaic panels will be located on the roof of the subject building, behind the existing parapet. As proposed, the photovoltaic panels will not be visible from street level.
- As proposed, routing of all conduits is intended to minimize impacts to the historic fabric of the subject building. Locations of the conduits were identified in order to avoid drilling into historic material. Any holes that would be made in order to thread the conduit to the mechanical systems in the building will be made through the non-historic roofing material that was installed in 1998.
- The Solar Facility will be distinct and differentiated from historic materials. The photovoltaic panels and conduits proposed for the roof of the subject building will not be visible from street-level.
- The proposed new photovoltaic panels may be removed in the future without impairing the essential form and integrity of the historic resource. The proposed project calls for the installation of the Solar Facility in a location that is concealed from view from street-level, behind the existing roof parapet. Interior display units would be completely removeable, and would not result in negative impacts to the form or the integrity of the historic structure.

The proposed project would involve the installation of a 100 kilowatt solar photovoltaic low-height system on the roof of City Hall. CEQA State Guidelines Section 15301(b), or Class 1, provides an exemption from environmental review for existing facilities of both investor and publicly owned utilities used to provide electric power, natural gas, sewage, or other public utility services. Therefore, the proposed addition would be exempt under Class 1.

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[1] Designating ordinance for City Hall, San Francisco Landmark No. 21. The Designating Ordinance and Landmark Designation Case Report are available for review by the public at the San Francisco Planning Department, 1650 Mission Street, 4th Floor. Please request the case docket for Landmark No. 21.

[2] Ibid.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource, surrounding historic district, or other historic resources in the vicinity. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification.

For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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Information:
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MEA Planner:	Brett Bollinger
Project Address:	**City Hall: 1 Dr. Carlton B. Goodlett Place**
Block/Lot:	0787/001
Case No.:	**2009.0315E**
Date of Review:	May 11, 2009
Planning Dept. Reviewer:	Sophie Middlebrook (415) 558-6372 I sophie.middlebrook@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The project proposes to add a solar facility to City Hall that would consist of a 100 kW solar photovoltaic (PV) low-height, rack-mounted, non-penetrating system installed on the roof of the subject building. The PV, as proposed, would cover a portion of the south roof area and a portion of the north roof area, approximately 9,900 square feet. The existing roof is constructed with a built-up membrane coated with aggregate, and was installed in 1998.

As proposed, the design would consist of PV panel arrays that are mounted flat on a non-penetrating racking system that allows rain to drain into the roof's gutters and accessibility for maintenance. The PV system would reduce peak energy demand loads and daily energy consumption for the facility.

Power output from the proposed PV system would be routed to an inverter, which is proposed to be located on the southeast portion of the roof. The inverter would convert the solar power from DC power to AC power. The PV system's output conduit would be routed over the East Pediment mechanical room to the inverter and would not require holes to be drilled through the granite walls of the historic structure. The proposed system's overall power would be routed through conduits down through the non-historic roof material to the mechanical attic space below the roof, and to the electrical bus duct located in the southeast portion of the building's fourth floor electrical room. From there, the power would be routed through the ceiling to City Hall's electrical distribution system.

The PV station would include a small weather station to record weather data as well as a data acquisition system. In addition, the San Francisco Public Utilities Commission (SFPUC) would install a flat panel, free-standing display unit that shows the energy generated and the environmental savings by the project, as well as showcase other renewable energy projects in San Francisco by SFPUC. Three locations for the display unit are under consideration, including one in the North Light Court, the North Lightwell, and an area adjacent to the existing information kiosk near the Sherriff's desk on the east side of the Main Lobby.

PRE-EXISTING HISTORIC RATING / SURVEY

City Hall (completed in 1915) is the focal point of the Civic Center Historic District. The design for City Hall was rendered by Arthur Brown, Jr., and John Bakewell served as the managing partner in the architectural design firm. Brown, a student of Bernard Maybeck and a graduate of the Ecole des Beaux-Arts in Paris, based the design of City Hall on the Church of les Invalides in Paris, built in the seventeenth century and used as the site of Napoleon's tomb. Much of the structure's interior design was conceived by Jean Louis Bourgeois, also a graduate of the Ecole des Beaux-Arts. The subject building is individually registered as a local landmark, an historic structure on the California Register of Historic Places, was included on both the Here Today survey and the 1976 Architectural Survey, and is a contributor to the Civic Center Historic District.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

As noted above, the subject property is a contributor to the Civic Center Historic District and the San Francisco Civic Center National Historic Landmark. In addition, the subject property is individually designated as local San Francisco Landmark Number 21, and listed on the California Register of Historic Places. The subject property was included in the Here Today survey, the 1976 Architectural Survey, and the Heritage survey.

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☒ Yes ☐ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1915-1933
Notes: As noted above, City Hall is significant as an individual San Francisco Landmark and as a contributor to the Civic Center Historic District. City Hall is included on the California Register, and is significant for its association with the city's reconstruction in the aftermath of the 1906 earthquake and fires, as well as its association with the City Beautiful movement. It is also significant for its association with a master architect, Arthur Brown, Jr. As noted in the designating ordinance for the landmark:

> The City Hall is a structure magnificent and monumental in conception and design, in keeping with the highest ideals of civic architecture of the City Beautiful era. It is one of the nation's finest examples of the French Renaissance style, recalling the glories of ancient Greece and Rome. Both exterior and interior are ornamented in splendid and extravagant fashion. A symbol of the rebirth of the City and its government after the

> Great Earthquake and Fire, the City Hall was planned and executed as the focus and key structure of the grandiose Civic Center complex. The seat of government for the City and County of San Francisco for over half a century, it has been the scene of many impressive ceremonies of the highest civic and social importance.

City Hall is considered an historic resource for the purposes of CEQA review.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks
Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: City Hall retains its integrity of location, association, design, workmanship, setting, feeling, and materials. City Hall conveys its significance as both an individual historic resource and as a contributor to the Civic Center Historic District.

---

3. **Determination** Whether **the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present (*Go to 6. below*)   ☒ Historical Resource Present (*Continue to 4.)*

Note: As noted above, City Hall is both an individual historic resource as well as a contributor to the Civic Center Historic District.

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

Notes:

Based on information submitted by the project sponsor, it appears that proposed Solar Facility at City Hall will be consistent with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties.*

The Department has considered the potential impacts of the proposed new Solar Facility at City Hall to both the individual landmark and the Civic Center Historic District. The Department has determined that the proposed new Solar Facility will not significantly impact the ability of the historical resource to convey its significance.

The Department has determined that the proposed project is consistent with the *Standards*, including but not limited to Standards 1, 2, 5, 9 and 10 of the Secretary of the Interior's *Standards and Guidelines for Rehabilitation.*

> **Standard 1:** A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
>
> *No change of use is proposed in conjunction with the proposed Solar Facility at City Hall.*
>
> **Standard 2:** The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
>
> *The historic character of the property will be retained and preserved. The proposed photovoltaic panels will be located on the roof of the subject building, behind the existing parapet. As proposed, the photovoltaic panels will not be visible from street level.*
>
> **Standard 5:** Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
>
> *As proposed, routing of all conduits is intended to minimize impacts to the historic fabric of the subject building. Locations of the conduits were identified in order to avoid drilling into historic material. Any holes that would be made in order to thread the conduit to the mechanical systems in the building will be made through the non-historic roofing material that was installed in 1998.*
>
> **Standard 9:** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.
>
> *The Solar Facility will be distinct and differentiated from historic materials. The photovoltaic panels and conduits proposed for the roof of the subject building will not be visible from street-level.*
>
> **Standard 10:** New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
>
> *The proposed new photovoltaic panels may be removed in the future without impairing the essential form and integrity of the historic resource. The proposed project calls for the installation of the Solar Facility in a location that is concealed from view from street-level, behind the existing roof parapet. Interior display units would be completely removeable, and would not result in negative impacts to the form or the integrity of the historic structure.*

As noted above, the Department's analysis applies to the subject building's status as an individual landmark and as a contributor to the Civic Center Historic District.

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.
   Note: As noted above, the project appears to comply with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties*. It does not appear that the proposed new solar panels will be visible from public rights of way.

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6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the proposed new Solar Facility would not significantly impact the character-defining features of the landmark, nor would it significantly impact the character-defining features of the Civic Center Historic District. It does not appear that the proposed Solar Facility will impact the integrity of the landmark or of the historic district.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 5-12-09

Tina Tam, *Preservation Coordinator*

CC:

Linda Avery, *Commission Secretary*, Historic Preservation Commission
Virnaliza Byrd, Historic Resource Impact Review File
John Doyle, San Francisco Public Utilities Commission

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5/27/09

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2007.0302E**
Project Title:	**3736-38 Cesar Chavez Street**
Zoning:	RH-2 (Residential House District, Two-Family) District 40-X Height and Bulk District
Block/Lot:	6567/013
Lot Size:	3,464 square feet
Project Sponsor	Reza Khoshnevisan, Authorized Agent for Owner Sergio Iantorno (415) 922-0200
Staff Contact:	Chelsea Fordham – (415) 575-9071 Chelsea.Fordham@sfgov.org

PROJECT DESCRIPTION:

The proposed project involves the construction of a three-story horizontal and vertical rear-yard addition with a roof deck and the installation of a two-car garage in the existing location of ground-floor unit. The proposed addition would provide an additional 2,861 square feet to the two-unit residence, for a total square footage of the building of 5,481. With the proposed additions, the subject building would remain a two-unit building. Additionally, alterations would be made to the facade of the building including new windows and a garage door entrance.

[Continued on the next page.]

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(a) and 15301(e)(2)]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

May 27, 2009
Date

cc: Reza Khoshnevisan, Project Sponsor
Historic Distribution List
S. Middlebrook and C. Jaroslawsky, San Francisco Planning Department
Supervisor Dufty, District 8
Virna Byrd, M.D.F

PROJECT DESCRIPTION (CONTINUED):

The existing building on the site, which was constructed in 1887, is an approximately 2,620 square-foot, two-story, two-unit residential building with no off-street parking. The height of the addition would 40 feet, with the height of the front facade of subject building still appearing at a height of 22 feet. The 3,436 square-foot project site is located on the north side of Cesar Chavez Street between Guerrero Street to the east and Dolores Street to the west in San Francisco's Mission District.

REMARKS:

Historical Architectural Resources

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must determine whether the building located at 3736-38 Cesar Chavez Street is a historical resource as defined by CEQA. In a Historic Resource Evaluation Response (HRER) memorandum dated March 17, 2009, the Planning Department determined that the existing building on the project site is a historical resource as defined by CEQA. As described in the attached HRER, 3736-38 Cesar Chavez Street appears to be eligible for listing in the California Register of Historical Resources (CRHR) as an individual resource under Criterion 1 (Events) and Criterion 3 (Architecture), and as a likely contributor to a potential historic district based on its significance under Criterion 3 (Architecture).[1] The following discussion summarizes the key findings of the HRER.

The existing building is a two-story, two-unit residence, that was constructed in 1887 and is detailed with both Italianate and Queen Anne architectural elements. The building has a wood frame and is clad with wood siding and scalloped wood details. The building is distinguished by a large, two-story angled bay addition with gabled roof at the west end of the street-facing elevation that was constructed sometime between 1899 and 1913.

The subject building appears to be eligible for individual listing in the California Register of Historic Places and as a likely contributor to a potential district. The project site is located in what was historically known as "Horner's Addition" (now Noe Valley), which was originally developed in the last two decades of the 19th century as a working class suburb for European immigrants. Of the 35 properties on this block of Cesar Chavez, 12 were constructed in the late 19th century, and 7 were constructed prior to 1913 and therefore the 7 properties are considered Category "B" buildings for the purposes of CEQA. Additionally, the building appears to be part of the early stages of development within the Horner's Addition neighborhood and was constructed as one of a row of four nearly identical Italianate single-story dwellings. Therefore, it is associated with a specific event that has made a significant contribution to broad patterns of local history and appears to be eligible for the California Register under Criterion 1,

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[1] Historic Resource Evaluation Response Memorandum for 3736-38 Cesar Chavez Street from Sophie Middlebrook, Preservation Technical Specialist, San Francisco Planning Department to Debra Dwyer, Major Environmental Analysis, Planning Department, March 30, 2009 (original review completed July 2, 2007). A copy of this memorandum is attached.

Events.[2] The subject building also retains a majority of its historic fabric and the size and articulation of the addition contributes to the overall significance of the structure, which indicates the way by which the building was expanded in order to accommodate a second generation. Furthermore, the subject building retains a high degree of integrity with respect to location, association, design, workmanship, setting, materials, and feeling.[3] Therefore, it appears that the subject building is eligible for the California Register under Criterion 3, Architecture and is considered a historic resource under CEQA. [4]

The Planning Department preservation staff assessed whether the proposed addition would result in a substantial adverse change to the historical resource. The HRER memorandum dated March 17, 2009 found that the proposed addition would comply with the Secretary of the Interior Standards, including Standards 1, 3, 5, and 9. The proposed project would comply with the Standards because: 1) the project would continue to utilize the building as a two-family residence; 2) the expansion would require minimal change to the distinctive materials, features, and spatial relationships of the building; 3) the proposed addition would be set back approximately 17′-6″ from the front bay, so that the form, massing, and scale of the original structure (and the late nineteenth century addition) would be preserved; 4) the project would preserve existing architectural features and the rear yard addition would be detailed in a manner that is compatible with the existing historic structure, and would also be distinct from the original structure; and 5) the proposed new windows at the street-facing elevation would be wood, double-hung windows to match the historic fenestration and to respect character-defining architectural details visible from the public rights-of-way. The proposed addition appears to sufficiently set back from the subject building wall in order to avoid significant adverse impacts to the character-defining exterior features. The Planning Department preservation staff believes that the proposed addition is sculpted in a manner that would not significantly impair the ability of the subject building to convey its historical architectural significance within the context of the potential historic district. Additionally, it does not appear that the potential historic district's ability to convey its historic significance would be significantly impacted as a result of the proposed addition. Therefore, the proposed project would not have an adverse effect on the significance of this historical resource.[5]

Archeological Resources

The project would require excavation to a depth of 10 feet below ground surface (bgs) to construct the addition foundation. Due to the proposed excavation and the potential for disturbance to archeological resources, the Planning Department conducted a study to determine if any archeological resources would be affected. In a memorandum dated October 27, 2008, the Planning Department staff determined that there appear to be no CEQA-significant archaeological deposits that would be disturbed by the proposed project.[6] Although historical archeological domestic deposits associated with the late 19th century households could be present in the form of an artifact-filled privy, there is no documentation indicating that a privy was located within the footprint of the proposed building addition or the rear property line, which was the most prevalent location. However, even if artifactual deposits are present, it is unknown whether any of the previous households of 3736-38 Cesar Chavez Street possessed the research characteristics that would make the deposits CRHR eligible. Accordingly, the proposed project is not expected to adversely affect any CEQA-significant archaeological resources.

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[3] Ibid.

[4] Ibid.

[5] Ibid.

[6] Memorandum from Randall Dean/Don Lewis, San Francisco Planning Department, to Debra Dwyer, San Francisco Planning Department,

Exempt Status

Because the proposed project would not result in a significant effect on a historical resource, archeological resource, or any other resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1.

CEQA State Guidelines Section 15301(a), or Class 1, provides an exemption from environmental review for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. Additionally, Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures of up to 10,000 square feet in an urbanized area where all public services and facilities are available and the area is not environmentally sensitive. The proposed addition would add approximately 2,861 square feet to the existing residence, which would be less than 10,000 square feet. The project site is in a developed area where all public services and facilities are available. The project site does not provide any habitat for sensitive species. Therefore, the proposed addition to the residence is exempt from environmental review under Class 1.

Conclusion

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically provides that a categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. Although the structure on the project site is a historical resource under CEQA, after analyzing the proposed project, Planning Department preservation staff concluded that it would not cause a substantial adverse change in the historical resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project is therefore appropriately exempt from environmental review under the above-cited classification.

October 27, 2008. A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2007.0302E.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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MEA Planner: Debra Dwyer
Project Address: **3736 Cesar Chavez Street**
Block/Lot: 6567/013
Case No.: 2007.0302E
Date of Review: March 17, 2009 (original review completed July 2, 2007)
Planning Dept. Reviewer: Sophie Middlebrook
(415) 558-6372 | Sophie.Middlebrook@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes an extensive addition to the existing two-story, two-family dwelling. The existing building on the subject property measures approximately 2,620 square feet. The proposed addition includes a garage with two off-street parking spaces, a three-story horizontal and vertical rear addition with a roof deck. As proposed, with the addition, the subject building will measure approximately 5,481 square feet. With the proposed addition, the subject property will remain a two-unit building. The revised project proposal submitted by the project sponsor (building permit application 2006.06.23.4934, Revision 4, submitted June 20, 2008) is smaller in scale than was the original proposal, and the penthouse stair has been removed from the roof in order to minimize the visual impact of the addition from public rights of way. New windows proposed for the street-facing elevations will be wood, double hung windows. In the revised plans, the vertical addition is set back approximately 17'6" from the front building wall of the square bay.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor records indicate that the building was constructed in 1900, however historic Sanborn Fire Insurance maps and Spring Valley Water Company records indicate that the building was constructed in the late nineteenth century, very likely in 1887 when the building was connected to the City's water system. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.[1]

An Historic Resource Evaluation Response was first issued in July of 2007. The revised Historic Resource Evaluation is based on a revised project proposal submitted by the project sponsor in June of 2008.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located in the Mission District, on the north side of Cesar Chavez, bounded by Guerrero and Dolores Streets to the east and west, and 26th and 27th streets to the north and south. The subject property is located in the southwest corner of the Mission District, adjacent to both Noe Valley to the west and Bernal Heights to the south. The subject property is located in what was historically known as "Horner's Addition," (now Noe Valley), originally developed in the last two decades of the nineteenth century as a working class suburb for European immigrants.

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[1] Please see "Preservation Bulletin #16," available online at:
http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

The north side of Cesar Chavez at this location is characterized by buildings constructed in the late nineteenth century with a number of infill buildings constructed in the mid-twentieth century interspersed among the more historic structures. Most of the structures are two- and three-story, single- and two-family residential dwellings. Immediately adjacent to the subject property is a church, also constructed in the late nineteenth century.

According to the County Assessor's records, of the thirty-five properties on this block of Cesar Chavez, twelve were constructed in the nineteenth century, and seven were constructed prior to 1913 and therefore considered Category "B" buildings for the purposes of CEQA. The adjacent church property to the east was included in the Junior League's Here Today historic resource survey. The south side of the block appears to have a concentration of two-story residential dwellings constructed within the first two decades of the twentieth century between 1907 and 1912. It appears likely that the subject property is located within a potential historic district for the purposes of CEQA.

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: It appears that the subject property is eligible for the California Register based on two of the four criteria for evaluation, Criteria 1 and 3. In the following section, the subject property is evaluated against each of the four criteria for listing on the California Register:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject property appears to be part of the early stages of development within the neighborhood, originally developed as Horner's Addition. Spring Valley water records indicate that the building had been constructed by 1887, when water service was connected at the property. Photographs and Sanborn maps show that the neighborhood was very sparsely developed by 1886, but that by 1899 the neighborhood was far more densely populated, including a row of four nearly identical structures – including the subject property – along the north side of Army Street (now Cesar Chavez). Each of the four structures has been altered over time, including significant changes to form, mass, cladding, and fenestration patterns.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

City Directories, Census records, and newspaper archives were consulted, and Henry and Naomi Mosbach are the earliest known owners associated with the property, and lived there continuously until 1926. Although no persons of known historical significance appear to have been associated with the subject property, a 1907 *San Francisco Call* article, provided by the Project Sponsor, suggests that the Mosbach family gained local (and brief) notoriety when the eldest daughter, Lillian Belle Mosbach, impulsively boarded a train to New York and eloped with her fiancé.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The existing building on the subject property is a two-story, two-unit structure detailed with both Italianate and Queen Anne architectural elements. The wood frame building is clad with wood siding and scalloped wood shingles. Double double curved brackets support the roof parapet, extant only at the east end of the street-facing elevation. Two sets of stairs lead from the street level to the two units in the subject building. The smaller of the two sets of stairs leads to the lower unit, and the second set of stairs leads to the upper unit. Each of the two units is accessed through a recessed front entrance. A dominant feature of the structure's front elevation is a large, two-story angled bay addition at the west end of the street-facing elevation. A gabled roof with overhanging eaves oriented toward Cesar Chavez tops the bay extension. As is typical of the Queen Anne architectural style, the gable end is ornamented with scalloped shingles and is supported by curved brackets more typical of the Italiante architectural style. The two-story bay has four double-hung wood windows on each story, for a total of eight windows. There is one additional wood frame window east of the entrance to the upper unit, and one aluminum window west of the entrance to the lower unit.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: Although the building appears, based on historic Sanborn maps, to have been constructed as one of a nearly identical row of four Italianate single-story dwellings, each with a false parapet and a box-shaped bay window, the buildings have been significantly altered. The building immediately adjacent to the west of the subject building appears to be a replacement structure constructed in the first half of the twentieth century.

In the case of the subject building, the addition of the large, two-story bay with a gable roof appears to have occurred sometime between 1899 and 1913. The size and articulation of the addition contribute to the overall significance of the structure, and indicate a way by which the building was expanded in order to accommodate a second generation into what started as a smaller structure. It appears that the period of significance for the subject property is 1887-1913.

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3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present *(Go to 6. below)* ☒ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

The Department has determined that the proposed project is consistent with the *Standards,* including but not limited to Standards 1,3,5, and 9 of the Secretary of the Interior's *Standards and Guidelines for Rehabilitation.*

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed project will rehabilitate and expand the existing structure, and will continue to utilize the structure as a two-family residential building. The expansion will require minimal change to the distinctive materials, features, and spatial relationships, and will be set back approximately 17'6" from the front bay.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.

The project proposes to preserve existing architectural features. The proposed rear addition will be detailed in a manner that is compatible with the existing historic structure, and will also be distinct from the original structure.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The project proposes to preserve and rehabilitate the majority of the original portion of the residential structure. The proposed addition is set-back from the front building wall sufficiently that the form, massing, and scale of the original structure (and the late nineteenth century addition) is preserved.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

As noted above, the proposed vertical addition will be set-back approximately 17'6" from the front bay. The proposed addition will be visually distinct from the original structure, and will be set back sufficiently to be seen as subordinate to the original structure.

It does not appear that while the proposed addition is large, it is sculpted in a manner that will not significantly impair the ability of the subject building to convey its historic architectural significance within the context of the potential historic district. It does not appear that the potential historic district's ability to convey its historic significance would be significantly impacted as a result of the proposed addition.

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5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

As proposed, the massing of the proposed addition appears to be set sufficiently back from the subject building's front building wall in order to avoid significant adverse impact to the character-defining exterior features. As proposed new windows at the street facing elevation will be wood, double-hung windows to match the historic fenestration in order to respect character-defining architectural details visible from public rights-of-way.

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: It appears that the revised drawings, submitted to the Planning Department February 20, 2008, show a project that will not result in a significant impact to the potential historic district.

PRESERVATION COORDINATOR REVIEW

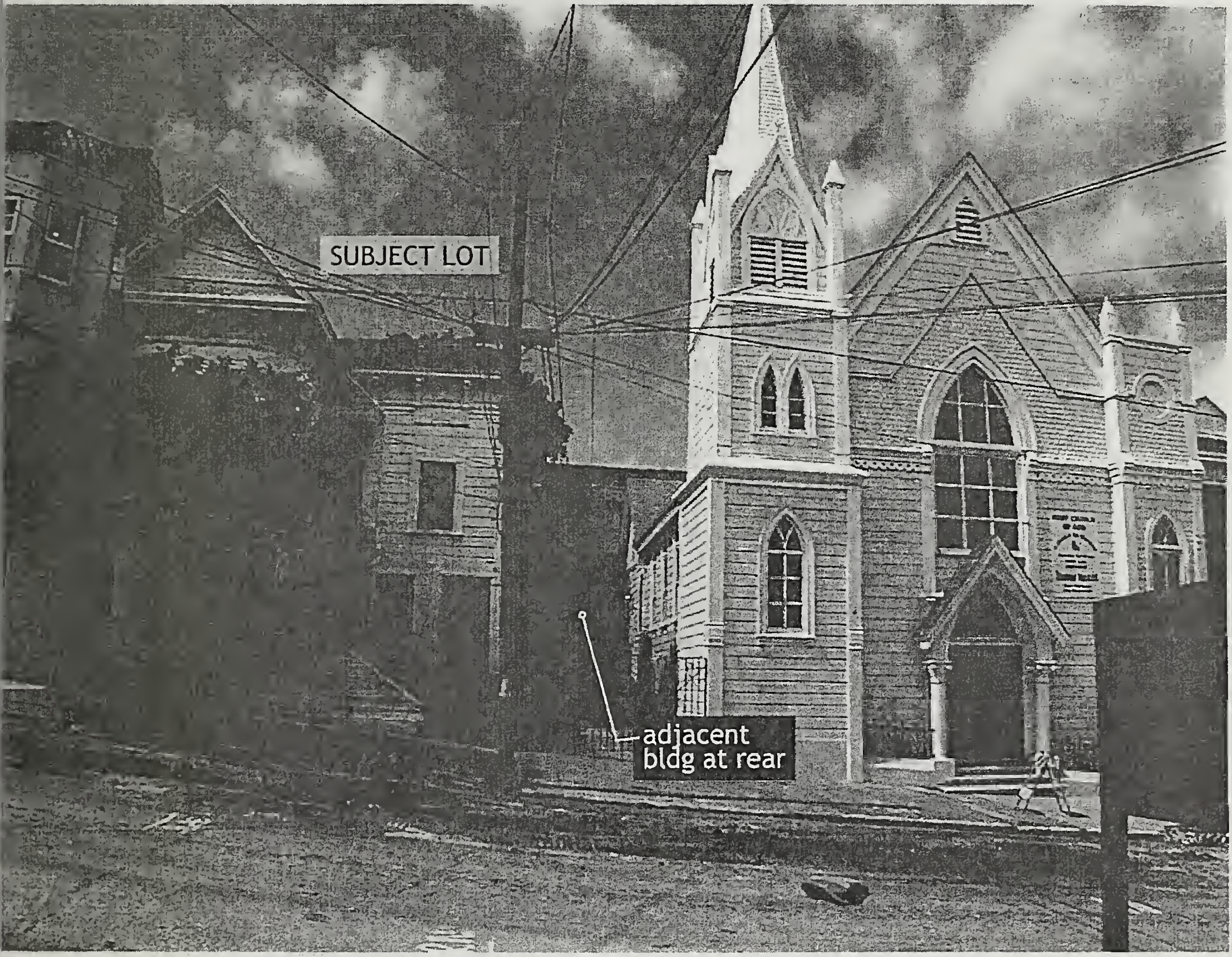
Signature: ______________________________ Date: 3-30-09

Tina Tam, *Preservation Coordinator*

CC: Margaret Yuen

~~Sonya Banks,~~ *Recording Secretary*, Landmarks Preservation Advisory Board
Vimaliza Byrd / Historic Resource Impact Review File
Cecilia Jaroslawsky, Neighborhood Planner, SW Quadrant

G:\ DOCUMENTS \ historic \ 3736 Cesar Chavez Revised.doc


SUBJECT LOT
adjacent bldg at rear

SAN FRANCISCO
PLANNING DEPARTMENT

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Suite 400
San Francisco,
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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2008.1191E**
Project Title:	**358-360 Diamond Street**
Zoning:	RH-2 (Residential, House, Two-Family), 40-X Height and Bulk District
Block/Lot:	2750/010
Lot Size:	3,123 square feet
Project Sponsor:	Jim Westover – (415) 265-2206
Planning Dept. Reviewer:	Sophie Middlebrook (415) 558-6372 | sophie.middlebrook@sfgov.org

F
C8
5/27/09

PROJECT DESCRIPTION:

The proposed project would include raising the existing building on the subject property approximately 5′ in order to accommodate a new garage that would provide three off-street parking spaces. In order to accommodate the new driveway and curb cut, one street tree would need to be removed. The proposed project would also include replacing the existing front stairs, a small addition at the primary entrance of the second floor, a third-story vertical addition, and horizontal addition to the rear. At the rear, the proposed project would include a horizontal addition that measures approximately 3′ in length.

The existing building consists of approximately 2,285 square feet with two dwelling-units. As proposed, the project would add 1,506 square feet to the existing building for a total square footage of 3,791. The subject building measures approximately 26′ above grade; with the proposed alterations and additions, the subject building would measure approximately 37′5″ in height above grade.

The project site is located on the west side of Diamond Street between 20th and 21st Streets, on a block bounded by Eureka Street to the west in the Upper Market neighborhood.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(2)]

REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Environmental Review Officer

May 27 2009
Date

cc: Jim Westover, Project Contact, Historic Preservation List, Bulletin Board, Delvin Washington, SW Quadrant, Exemption / Exclusion File, Supervisor Bevan Dufty

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource, because it is a contributor to what appears to be a potential historic district. The existing building on the project site was constructed circa 1895, which makes it a "Category B" building pursuant to the Planning Department's CEQA Review Procedures for Historic Resources. Category B properties are over 50 years of age and require review in order to determine whether they are historic resources. As described in the Historic Resource Evaluation Response (HRER) Memorandum (attached), the 358-360 Diamond Street property appears eligible for listing in the California Register as a contributor to a potential historic district under Criterion C (Architecture), as it appears to have specific architectural characteristics that definitively embody the modified Queen Anne residential building style typical of early residential development in the Upper Market neighborhood. The subject building appears eligible for inclusion on the California Register.[1]

Diamond Street and the surrounding area are characterized by buildings constructed in the last years of the nineteenth century and the first decade of the twentieth century, in a range of styles including Stick, Queen Anne, and Edwardian. The period of significance for the potential historic district appears to be from 1895-1913. As noted in the attached HRER, the subject property was originally constructed as a single-story, single-family cottage in 1895, and was expanded prior to 1910 in order to accommodate an additional unit early in the twentieth century. The subject building appears to be one of the earliest of the residential structures constructed on the block and may have been enlarged in order to accommodate the area's increased population after the 1906 earthquake. The subject building appears to be consistent with the pattern of architectural style, scale, and pattern of development that embodies the turn of the 20th century period of significance. In addition, the expansion of the subject building to a two-story, two-unit building appears to have taken place during the period of significance for what appears to be a potential historic district for the purposes of CEQA review.

The subject building is a two-story-over-basement, wood-frame, two-unit building constructed in what appears to be a modified Queen Anne architectural style. The house is set back from the sidewalk, and features a small front garden. It appears that buildings on the west side of Diamond Street at this location, including the subject building, retain sufficient integrity to convey their architectural significance as contributors to a potential historic district.

While the 358-360 Diamond Street building appears to have been altered in the first decade of the twentieth century, the subject building contributes to the historic significance of the immediate area through its integrity of location, association, setting, feeling, and materials.
Alterations to the subject building include the addition of a second story, an altered roofline, and replacement windows. Repairs to the front of the subject building, including those associated with the early addition of a second unit as well as the addition of decorative ornamentation indicate that the subject building may not convey the design and workmanship of the originally constructed one-story cottage.

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[1] Memorandum from Sophie Middlebrook, Preservation Technical Specialist, to Major Environmental Analysis, May 11, 2009.

As noted above, plans submitted by the project sponsor indicate that the proposed project would include raising the subject building approximately 5′ in order to accommodate a new garage under the north bay, and reconfiguring the front entrances by extending the stairs to the second story and adding a short flight of steps up to the newly raised entrance to the lower unit. The proposed project would also include a small horizontal addition at the rear of the subject building, as well as a third-story vertical addition.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Secretary's *Standards*). It was determined that the proposed project would be consistent with the Secretary's *Standards* for the following reasons:[2]

- The subject building was originally constructed as a single-family home, but was expanded to accommodate a second unit early in its building chronology. As proposed, the subject building would remain a multi-family residential structure consistent with the existing and historic established neighborhood pattern.
- The proposed project would retain most of the historic characteristics of the property, including the visible massing from the public right-of-way, shiplap wood siding, the chamfered bay windows, and the integral porch with turned posts and square balusters. Spatial relationships would be altered by raising the house close to 5′; however, the change is not so great that the subject building would no longer be consistent with the prevailing and historic scale of the residential area.
- No conjectural features would be added as part of the proposed project.
- The proposed project would not impact alterations made in the early portion of the subject building's history. As noted above, the original single-family cottage was expanded in order to accommodate a second unit in the very early twentieth century. This historic alteration would be retained.
- Distinctive features, finishes, and construction techniques would not be significantly impacted by the proposed project.
- The proposed vertical addition would be set back from the front building wall such that it would be both minimally visible and distinct from the historic form and massing of the subject building. Alterations at the front elevation, including the addition of the garage and the alteration to the stairs would be distinct from and compatible with the historic character of the subject building.

The proposed project would involve the addition of approximately 1,506 square feet to the existing 2,285 square foot building. With the addition, the building would be approximately 3,791 square feet in size. CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures up to 10,000 square feet if: the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive. As proposed, the approximately 1,500 square foot addition measures less than 10,000 square feet and is not located in an environmentally sensitive area. Public services and facilities are available to allow for maximum development permissible in the General Plan. Therefore, the proposed addition would be exempt under Class 1.

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[2] Ibid.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project has been found to meet the Secretary of the Interior's *Standards for Rehabilitation*, and thus would not cause a substantial adverse change to an historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15301(e), or Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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MEA Planner:	Brett Bollinger
Project Address:	358-360 DIAMOND STREET
Block/Lot:	2750/010
Case No.:	**2008.1191E**
Date of Review:	May 19, 2009
Planning Dept. Reviewer:	Sophie Middlebrook (415) 558-6372 | sophie.middlebrook@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes raising the existing building on the subject property approximately 5′ in order to accommodate a new garage that provides three off-street parking spaces. In order to accommodate the new driveway and curb cut, one street tree will need to be removed. The proposed project also includes replacing the existing front stairs, a small addition at the primary entrance of the second floor, a third-story vertical addition, and horizontal addition to the rear. At the rear, the proposed project includes a horizontal addition that measures approximately 3′ in length.

The existing subject building measures approximately 2,285 square feet with two dwelling-units. As proposed, the project would add 1,506 square feet to the existing building. The subject building measures approximately 26′ above grade. With the proposed alterations and additions, the subject building would measure approximately 37′5″ in height above grade.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor records indicate that the building was constructed in 1900; however, the Historic Resource Evaluation submitted by the Project Sponsor indicates that the subject building was constructed in 1895. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located in the Upper Market on the west side of Diamond Street, between 20th and 21st Streets. Diamond Street and the surrounding area are characterized by buildings constructed in the last years of the nineteenth century and the first decade of the twentieth century, in a range of styles including Stick, Queen Anne, and Edwardian. It appears that buildings on the west side of Diamond Street at this location, including the subject building, retain sufficient integrity to convey their architectural significance as contributors to a potential historic district.

Based on the information submitted by the project sponsor, it appears that the subject property is located within a potential historic district for the purposes of CEQA.

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: c. 1895—1913

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

As noted above, the subject property was originally constructed as a single-story, single-family cottage in 1895, and was expanded in order to accommodate an additional unit early in the twentieth century. The subject building appears to be one of the earliest of the residential structures constructed on the block, and may have been enlarged in order to accommodate the area's increased population after the 1906 earthquake. The immediate context of the subject building is characterized by buildings constructed after the earthquake; however the subject building was constructed prior to the earthquake in the last years of the nineteenth century. Based on information submitted by the Project Sponsor, it does not appear that the subject building is associated with events that have made a significant contribution to the broad patterns of local or regional history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

Information from City Directories and newspaper searches provided by the project sponsor suggests that Swedish immigrant John S. Mellin was the first owner associated with the subject property, and that he and his family resided in the subject building until 1921. No persons of known historical significance appear to have been associated with the subject property.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a two-story-over-basement, wood-frame, two-unit building constructed in what appears to be a modified Queen Anne architectural style. The street-facing elevation is composed of two bays clad in wood shiplap siding and supported by a concrete foundation. The house is set back from the sidewalk, and features a small front garden. Entrances to both the upper and lower living units are accessed from the south bay. The upper entrance is accessed by wood stairs that ascend from street level to a small porch and a recessed door. Behind the porch is a lightwell with a one-over-one vinyl window. The lower unit is accessed from a recessed entry directly under the porch. The north bay of the subject building features a two-story bay window, with six one-over-one vinyl windows. Paneled friezes separate the first and second story windows; and the second story eaves are supported by decorative brackets. There is a lightwell on the far north side of the street-facing elevation, identical to that on the south side. A shingled mansard roof with dentil moldings and a plain cornice are visible from the public right of way.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Notes: Information submitted by the project sponsor suggests that while the subject building was altered in the first decade of the twentieth century, the subject building contributes to the historic significance of the immediate area through its integrity of location, association, setting, feeling, and materials.

It appears that the roofline has been altered and that the windows have been replaced. Repairs to the front of the subject building, including those associated with the early addition of a second unit, as well as the addition of decorative ornamentation, indicate that the subject building may not convey the original design and workmanship of the one-story cottage.

On balance, it appears that the subject building retains sufficient integrity to contribute to and to convey the historic significance of the surrounding area, which appears to be a potential historic district.

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3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present *(Go to 6. below)* ☒ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

As noted above, plans submitted by the project sponsor indicate that the project will include raising the subject building approximately 5′ in order to accommodate a new garage under the north bay, and reconfiguring the front entrances by extending the stairs to the second story and adding a short flight of steps up to the newly raised entrance to the lower unit. The proposed project also includes a small horizontal addition at the rear of the subject building, as well as a third-story vertical addition.

As proposed, the project appears to meet the following six of the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties:*

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The subject building was originally constructed as a single-family home, but was expanded to accommodate a second unit early in its building chronology. As proposed, the subject building will remain a multi-family residential structure consistent with the existing and historic established neighborhood pattern.

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposed project will retain most of the historic characteristics of the of the property, including the visible massing from the public right-of-way, shiplap wood siding, the chamfered bay windows, and the integral porch with turned posts and square balusters. Spatial relationships will be altered by raising the house close to 5′, however, the change is not so great that the subject building is no longer consistent with the prevailing and historic scale of the residential area.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.

No conjectural features will be added as part of the proposed project.

Standard 4: Changes to a property that have acquired significance in their own right will be retained and preserved.

The proposed project will not impact alterations made in the early portion of the subject building's history. As noted above, the original single-family cottage was expanded in order to accommodate a second unit in the very early twentieth century. This historic alteration will be retained.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Distinctive features, finishes, and construction techniques will not be significantly impacted by the proposed project.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

The proposed vertical addition will be set back from the front building wall such that it will be both minimally visible and distinct from the historic form and massing of the subject building. Alterations at the front elevation, including the addition of the garage and the alteration to the stairs will be distinct from and compatible with the historic character of the subject building.

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

Character-defining features of the building to be retained in order to reduce or avoid significant impacts include the chamfered bay window, the wood cladding, the porch and balusters, the decorative brackets and panels, and the general form and massing of the structure.

As described above, raising the building to accommodate a garage and adding a vertical addition that is set back from the front building wall does not appear to compromise the character-defining features of the subject building.

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The subject property appears to be located in a potential historic district, and appears to be a contributor to the potential historic district. As proposed, it appears that the addition and alterations would not have a significant negative impact on the surrounding district, and that the subject building would remain a contributor to the potential historic district.

PRESERVATION COORDINATOR REVIEW

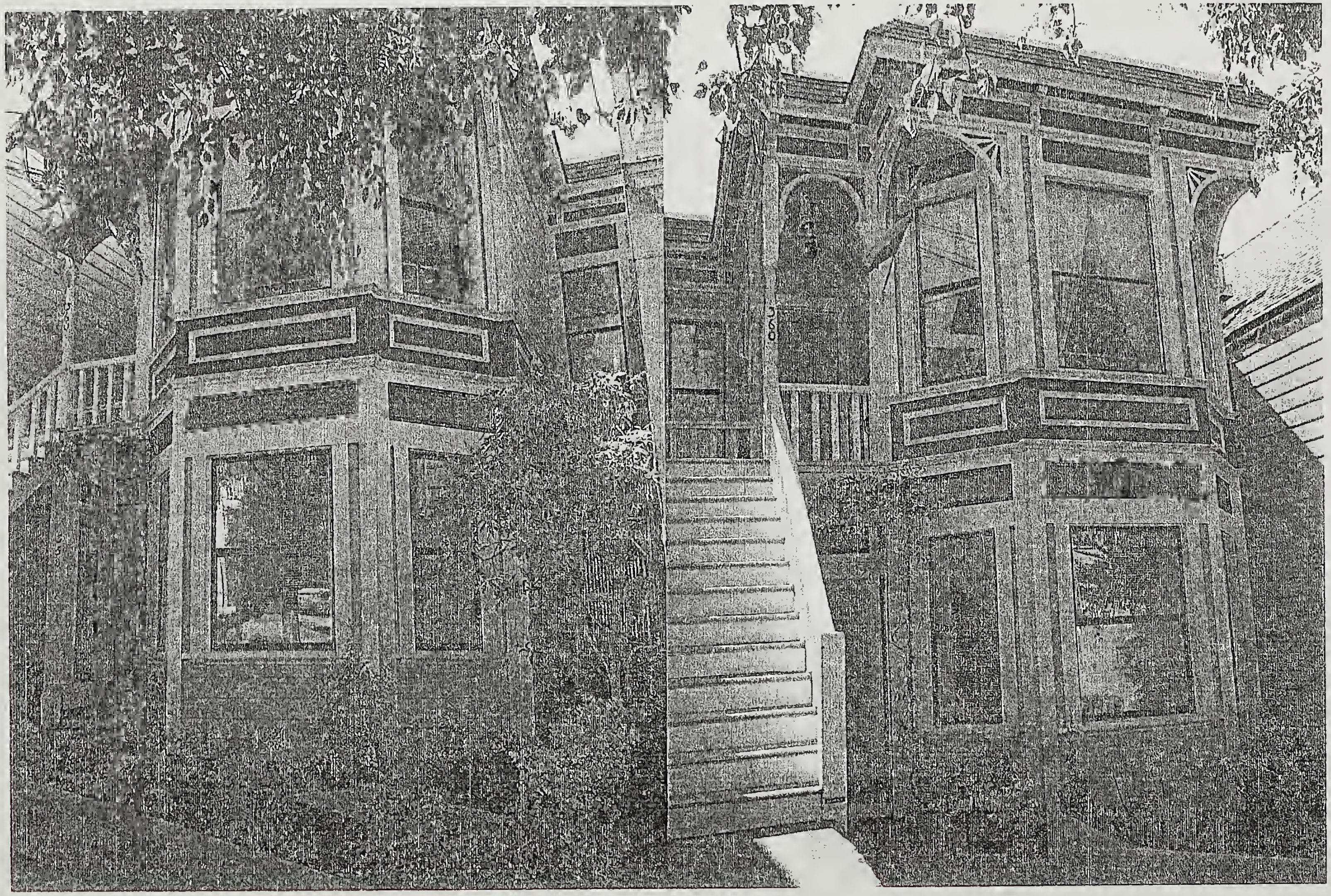
Signature: ______________________ Date: 5-20-09

Tina Tam, *Preservation Coordinator*

CC:

Linda Avery, *Commission Secretary,* Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

G:\DOCUMENTS\historic\358 Diamond Street.doc



358/360 DIAMOND
(subject property)

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	2008.0558E
Project Title:	**795 Foerster Street, 203 Los Palmos Drive, 207 Los Palmos Drive and 213 Los Palmos Drive**
Zoning:	RH-1 (Residential, House Districts, One-Family) Use District 40-X Height and Bulk District
Block/Lot:	3027A/116 & 117
Lot Size:	Approximately 3,930 and 5,360 square feet (sq. ft.), respectively
Project Sponsor	Tony Kim (415) 246-8855
Staff Contact:	Andrea Contreras – (415) 575-9044 andrea.contreras@sfgov.org

PROJECT DESCRIPTION:

The project site includes two lots on a block bounded by Los Palmos Drive, Foerster Street, Melrose Avenue and Stanford Heights in the West of Twin Peaks neighborhood. The project site is located on the southwestern corner of Los Palmos Drive and Foerster Street in a primarily residential area. Lot 117 is approximately 5,360 square feet (sf), and currently contains a two-story, 23-foot tall, single-family dwelling with 2 off-street parking spaces. Lot 116 is approximately 3,930 sf and is currently vacant.

(Continued on reverse side)

EXEMPT STATUS:

Categorical Exemption Classes 1 and 3 (State Guidelines, Sections 15301(l)(4) and 15303(a))

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

June 8, 2009
Date

BILL WYCKO
Environmental Review Officer

cc: Tony Kim, Project Sponsor
M. Smith, E. Watty & A. Contreras, Planning Dept.
D. Washington, SW Quadrant
Supervisor Sean Elsbernd, District 7
V. Byrd, Bulletin Board and Master Decision File
Exemption/Exclusion File
Historic Preservation Distribution List
Sue Hestor

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PROJECT DESCRIPTION (CONTINUED):

The proposed project includes the subdivision of Lots 116 and 117 into four lots and construction of three single-family dwellings fronting on Los Palmos Drive. The first part of the proposal is to subdivide the two existing lots into four lots. The resulting four lots would meet the *Planning Code* requirements for minimum lot size for the RH-1 zoning use district.[1] The proposed subdivision would require a permit from the Department of Public Works. The existing single-family dwelling at 795 Foerster Street is not proposed for alteration and would be subject to a rear yard variance, as the subdivision of Lot 117 would result in a lot with a rear yard smaller than the 25 percent required by the *San Francisco Planning Code*. The proposed construction on the resulting three lots fronting Los Palmos Drive would be single-family dwellings. Each new single-family dwelling would be approximately 2,400 sf and 21 feet in height with 2 off-street parking spaces. In addition, the existing retaining wall along the southern property line of Lots 116 and 117 would be demolished and replaced with a concrete retaining wall that would provide back drainage. The proposed project would be consistent with the *General Plan* and with the zoning designation.

REMARKS (continued):

Archeological Resources: The proposed development includes construction of three single-family dwellings and replacement of the existing retaining wall along the southern edge of Lots 116 and 117. The construction of the new dwellings would require excavation to a depth of four to six feet to construct one two-car garage per unit. The proposed dwellings would be supported on a drilled pier and grade beam foundation. The piers would extend at least 10 feet below grade. The Department reviewed the project for impacts to archeological resources and determined that no CEQA significant archeological resources would be affected, specifically prehistoric and known archeological resources.[2] Therefore, the proposed project may be found to be exempt from environmental review if other criteria are satisfied.

Geotechnical: The project site has an average slope of approximately 19 percent.[3] The San Francisco *General Plan* Community Safety Element contains maps that show areas of the City subject to geologic hazards. This map indicates areas in which one or more geologic hazards exist. The project site is located in an area subject to slight ground shaking from earthquakes along the San Andreas (Map 2) and Northern Hayward (Map 3) Faults and other faults in the San Francisco Bay Area. The project site is not located in an area of liquefaction potential (Map 4). However, the project site is located in an area subject to potential landslide hazard (Map 5), a Seismic Hazards Study Zone (SHSZ) designated by the California Division of Mines and Geology. Specifically, the southwest portion of the subject site lies within an area of potential earthquake-induced landsliding. The southwest portion of the project site and adjacent areas are included in the Seismic Hazard Zones map most likely because of the mapped landslide deposit and future potential for permanent ground displacements resulting from topographic features. However, the proposed project may reduce the potential for ground displacements by improving site drainage and adding rigidity within the slope with the proposed structural improvements, such as the retaining wall replacement.

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[1] *Planning Code* Section 121(e)(2) states that in RH-1 zoning use districts the minimum lot area shall be 2,500 square feet, except that the minimum lot area for any lot having its street frontage entirely within 125 feet of the intersection of two streets that intersect at an angle of not more than 135 degrees shall be 1,750 square feet.

[2] MEA Preliminary Archeological Review Checklist for 795 Foerster Street (aka 795 Foerster Street, 203 Los Palmos Drive, 207 Los Palmos Drive and 213 Los Palmos Drive), September 9, 2008. This document is on file and available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2008.0558E.

[3] Pursuant to *Planning Code* Section 102.12(b) and (c), the average slope of a site is determined by measuring the rise of elevation divided by the distance or length of the lot, between the center of the front property line and the center of the rear property line of a legal lot of record or a proposed new lot.

The project sponsor has provided two geotechnical investigation reports prepared by California-licensed geotechnical engineers that are on file with the Department of City Planning and available for public review as part of the project file. The initial geotechnical investigation report[4] found the project site suitable for development provided the recommendations included in the report are incorporated into the design and construction of the proposed development. In general, the recommendations contained in the report include but are not limited to: site preparation and grading; seismic design; appropriate foundation; retaining walls; slab-on-grade floors and exterior flatwork; site drainage; and maintenance. The sponsor has agreed to follow the recommendations of the report, specifically: drilled, cast-in-place, reinforced concrete piers of at least 14 inches in diameter extending 10 feet below grade to support proposed structures; removal of any groundwater encountered during pier shaft drilling; the use of fully backdrained retaining walls; drainage directed toward downspouts that discharge into closed conduits that drain into the site storm drain system; regular maintenance of drains and debris clearance; repair of sloughing or erosion before it can enlarge into landsliding; and planting of a dense growth of deep-rooted ground cover to minimize erosion.

A supplemental report[5] was prepared in response to neighborhood concern regarding a mud flow that occurred in the project area in 1942. The mud flow is mapped on the Preliminary Geologic Map of the San Francisco South 7.5′ Quadrangle and Hunters Point 7.5′ Quadrangle. The supplemental report also cites a plan prepared by the San Francisco Department of Public Works (DPW) that documents the destruction of three houses on the project block caused by the mud flow. A drawing in the DPW plan indicates the path of the mud flow encompassed the southeast portion of the rear yard at 795 Foerster Street. Trans Pacific Geotechnical Consultants, Inc. has concluded that based on a literature review of the 1942 mud flow, field exploration, laboratory testing, and engineering analyses, the project site shows no evidence of slope instability and is suitable for the proposed lot subdivision and residential construction.

The final building plans would be reviewed by the Department of Building Inspection (DBI). In reviewing building plans, the DBI refers to a variety of information sources to determine existing hazards and assess requirements for mitigation. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. The above-referenced geotechnical investigation would be available for use by the DBI during its review of building permits for the site. Also, DBI could require that additional site-specific soils report(s) be prepared in conjunction with permit applications, as needed. In light of the above, the project could not result in a significant environmental effect with respect to geotechnical matters. As such, the proposed project may be found to be exempt from environmental review if other criteria are satisfied.

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[4] Geotechnical Investigation Report for Planned Residential Development at 795 Foerster Street, San Francisco California, prepared by Earth Mechanics Consulting Engineers, May 26, 2008. A copy of this report is available for review at the San Francisco Planning Department as part of Case File No. 2008.0558E.

[5] Supplementary Geotechnical Investigation Report for Proposed Housing Development at 795 Foerster Street, 203, 207, 213 Los Palmos Drive, San Francisco, California, prepared by Trans Pacific Geotechnical Consultants, Inc., April 7, 2009. A copy of this report is available for review at the San Francisco Planning Department as part of Case File No. 2008.0558E.

Biological Resources: Although the site is vegetated, it is in an urban area covered with structures and other impermeable surfaces. A review of the California Natural Diversity Database indicates that no rare, threatened or endangered species are known to exist in the project vicinity, and the project site does not support or provide habitat for any rare or endangered plant or animal species. No riparian habitat, sensitive natural communities, or wetlands exist on or near the site. No other important biological resources exist on or near the site. Therefore, there would be no project-related impacts to sensitive habitat.

Article 16 of the *San Francisco Public Works Code,* the Urban Forestry Ordinance, provides for the protection of "landmark" trees, "significant" trees, and street trees. Landmark trees are formally designated by the Board of Supervisors upon recommendation of the Urban Forestry Council, which determines whether a nominated tree meets the qualifications for landmark designation by using established criteria (*San Francisco Public Works Code,* Section 810). Special permits are required to remove a landmark tree on private property or on City-owned property. A "significant tree" is a tree: (1) on property under the jurisdiction of DPW, or (2) on privately-owned property within 10 feet of the public right-of-way that meet certain size criteria. To be considered significant, a tree must have a diameter at breast height in excess of 12 inches, a height in excess of 20 feet, or a canopy in excess of 15 feet (Section 810A(a)). Street trees are trees within the public right-of-way or on DPW's property. Removal of protected trees requires a permit, and measures to prevent damage to those trees.

There are no landmark or significant trees on the property.[6] The removal of four existing trees at the northwest corner of Lot 116 would not require a permit or preventative measures. The proposed project would remove vegetation on Lot 116 and the western half of Lot 117, including cacti. The project sponsor proposes to preserve and transplant large cacti from the project site to an off-site location.[7] The project sponsor also proposes to plant three new street trees in front of 203, 207, and 213 Los Palmos Drive. The proposed project would not be subject to any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Given that no rare, threatened or endangered species are known to exist in the project vicinity, and the project site does not support or provide habitat for any rare or endangered plant or animal species, the project would not result in a significant environmental effect with respect to biological resources. As such, the proposed project may be found to be exempt from environmental review.

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[6] Ted Kipping, Certified Arborist, Tree Disclosure Statement for 795 Foerster Street. A copy of this statement is available for review at the San Francisco Planning Department as part of Case File No. 2008.0558E.

[7] Personal communication between Andrea Contreras, Major Environmental Analysis, and Tony Kim, project sponsor, March 24, 2009.

Exempt Status:

CEQA State Guidelines Section 15301(1)(4), or Class 1, provides an exemption from environmental review for the demolition and removal individual small structures, including appurtenant structures. The proposed project would result in the demolition, removal and replacement of a retaining wall, resulting in no significant environmental effects. This demolition would therefore be exempt from environmental review under Class 1.

The proposed project includes construction of three new, single-family residences. CEQA State Guidelines Section 15303(a), or Class 3, provides an exemption from environmental review for the construction of up to three single-family residences in an urbanized area. Therefore, the proposed construction of three new single-family residences is exempt from environmental review under Class 3.

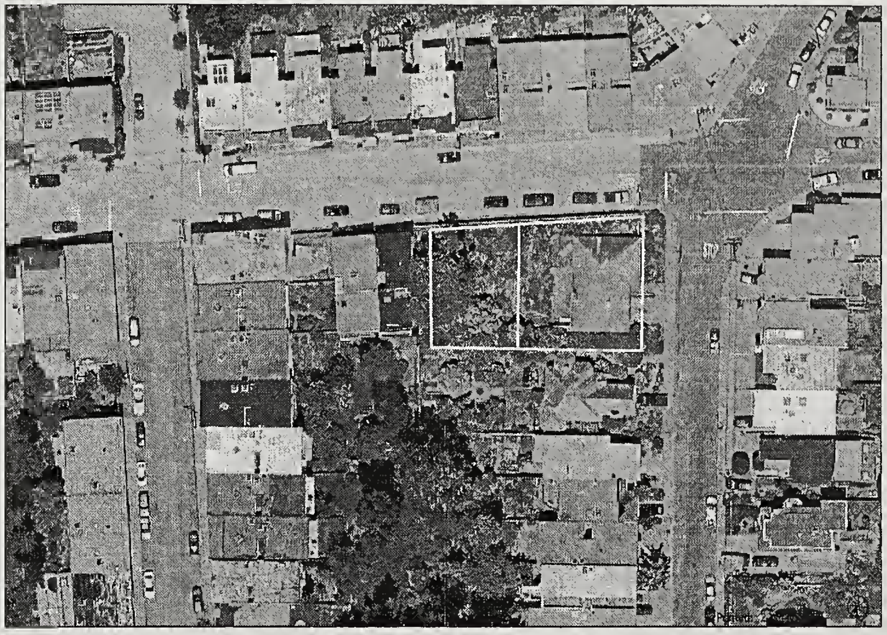
Conclusion:

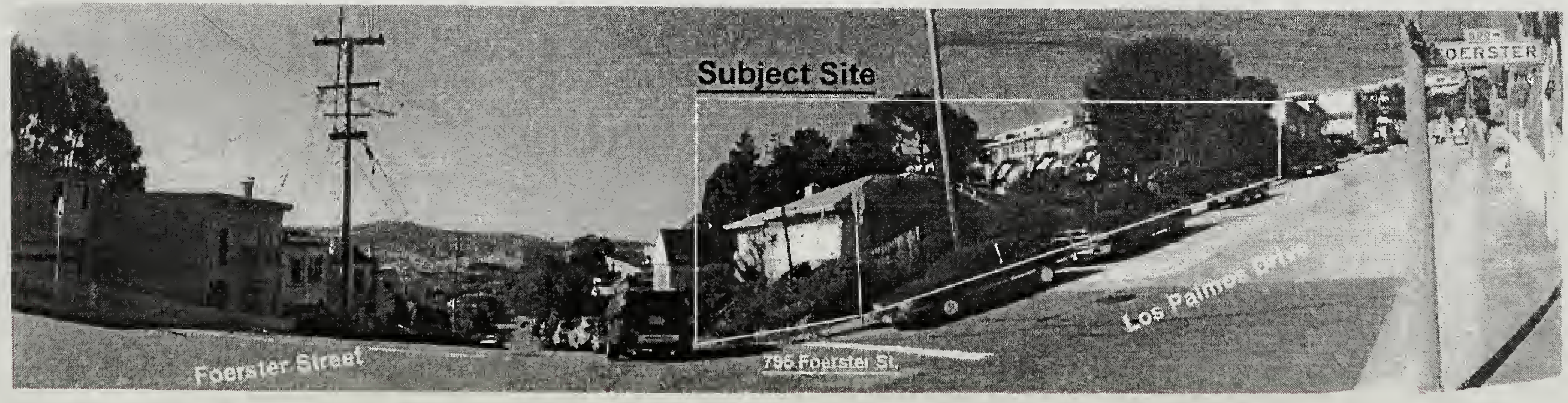
CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. Under the above-cited classifications, the proposed project is appropriately exempt from environmental review.

Case No. 2008.0558E
795 Foerster Street
203 Los Palmos Drive
207 Los Palmos Drive
213 Los Palmos Drive

Right: Aerial view of project site, Assessor's Block 3027A Lots 116 and 117.

Below: Project site from intersection of Los Palmos Drive and Foerster Street.




Subject Site
Foerster Street
795 Foerster St.
Los Palmos Drive
OERSTER

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PLANNING DEPARTMENT

Date received:

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Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☐	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): ____________ Date: 5/1/09

(For Staff Use Only) Case No. 2009.0364E

Address: 466-68 FILBERT St.
Block/Lot: 0087-027

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	STEWART MORTON	Telephone No.	415-441-3322
Address	468 FILBERT STr	Fax. No.	/
		Email	/
Project Contact	FABIEN LANNOYE	Telephone No.	415-626-8868 x 57
Company	NOVA DESIGNS BUILDS	Fax No.	415 626 8936
Address	297C KANSAS STr	Email	FABIEN@NOVADESI
	SF, CA 94103		

Site Information

Site Address(es): 466-68 FILBERT STr

Nearest Cross Street(s) GRANT & KEARNY

Block(s)/Lot(s)	0087-027	Zoning District(s)	RH-3
Site Square Footage	4,184 SF.	Height/Bulk District	40-X

Present or previous site use /

Community Plan Area (if any)

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☑ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost $380,000

Describe proposed use 2 RESIDENTIAL UNITS, UNCHANGED.

Narrative project description. Please summarize and describe the purpose of the project.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ____________ What type of foundation would be used (if known)? ____________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). ____________	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	4,712 SF.	4,712 SF	440 SF.	5,152 SF.
Retail	—	—	—	—
Office	—	—	—	—
Industrial	—	—	—	—
Parking	3	3	0	3
Other (specify use)	—	—	—	—
Total GSF	4,712 SF	4,712 SF	440 SF	5,152 SF
Dwelling units	2	2	0	2
Hotel rooms	0	0	0	0
Parking spaces	3	3	0	3
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	36'-6"	36'-6"	0	36'-6"
Number of stories	3+B	3+B	0	3+B

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW.

CLASS 1

EXCLUDED FROM FURTHER ENVIRONMENTAL REVIEW PER CATEGORICAL EXEMPTION GUIDELINES (SECTIONS 15301(a) & 15301(e)(1).

Angela Heitter 6.10.09

Approved Planning Dept. Angela F. Heitter

2009.0364E

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Certificate of Determination
Exemption from Environmental Review

Case No.:	2008.1171E
Project Title:	265 Dorland Street
Zoning:	Residential District, Low Density (RM-1) 40-X Height and Bulk District
Block/Lot:	3580/035
Lot Size:	4,242 square feet
Project Sponsor:	Yakuh Askew, Y.A. Studio 415 920-1839
Staff Contact:	Jeanie Poling – 415 575-9072 jeanie.poling@sfgov.org

F
6/11/09

PROJECT DESCRIPTION:

The project site is an approximately 31-by-136-foot lot on the south side of Dorland Street, midblock between Church and Sanchez Streets in the Castro/Upper Market neighborhood. The project would convert an existing approximately 2,200 square-foot (sf) single-family dwelling at the rear of the lot into two 1,061 sf residential units, demolish a one-story garage and a shed at the front of the lot, and construct a 7,268 sf three-unit, four-story-over-basement residential building at the front of the lot. The new structure would also contain off-street parking for four cars using stackers. (Continued on the next page.)

EXEMPT STATUS:

Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Sections 15301(e)(2) and 15303(b)]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

June 11, 2009
Date

cc: Yakuh Askew, Project Sponsor
Jeanie Poling, MEA Division
Sharon Lai, Neighborhood Planning Division
Michael Smith, Preservation Planner

Supervisor Bevan Dufty, District 8
Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

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PROJECT DESCRIPTION (continued):

The project site slopes down to the south; the front (Dorland Street) of the lot is 9 feet higher in elevation than the rear of the lot. The majority of the lot is occupied by open space and landscaping. The existing residence at the rear of the lot would undergo substantial interior remodeling. While the exterior walls would be mostly retained, all of the interior walls of the approximately 2,200 sf single-family would be removed to create two side-by-side, two-story units that are each 1,061 sf in area.

The new building at the front of the lot would contain 1,405, 2,501, and 2,318 sf residential units and 663 sf of off-street parking for four cars using stackers. The new parking spaces would use a parking lift on the first and basement levels. The basement level would be approximately 10 to 12 feet below grade.

REMARKS:

Historical Resources: In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 265 Dorland Street is a historical resource as defined by CEQA. A building may be considered a historic resource if it meets any of the criteria that make it eligible for listing in the California Register of Historical Resources. Historical records indicate that the building was constructed before 1897, when water service was connected at the property.

Relocated from the front to the rear of the lot around 1910, the building is a mix of Folk Victorian and Queen Anne architectural elements that has been altered over the years. While the building represents the early stages of development in the neighborhood, it cannot be demonstrated that the building has a specific association with the neighborhood's evolution as required by the *Secretary of the Interior's Standards for the Treatment of Historic Properties*; thus, the building is not associated with events that have made a significant contribution to history (criterion 1). Archival research indicates that it is not associated with persons important in history (criterion 2). In addition, the building does not appear to possess high artistic value, is not the work of a master architect, and is not a fine example of craftsmanship or use of materials; thus, the building does not possess architectural merit (criterion 3). Finally, archival research did not indicate that the property has the potential to yield information that is important to prehistory or history (Criterion 4). In conclusion, the Planning Department's preservation staff has determined that the existing building is not a historic resource for purposes of CEQA.[1]

The detached wood-framed single-car garage at the front of the lot does not exhibit high artistic value or appear to be the work of a master. Thus, preservation staff has determined that the garage is not a historic resource for purposes of CEQA.[2]

Archeological Resources: The Planning Department conducted a study to determine if any archeological resources would be impacted.[3] The new building at the front of the lot would involve a maximum depth of excavation of 14 feet below ground surface and piers at 15 feet below ground surface, and the remodeled cottage at the rear of the lot would require a new 18-inch-deep spread footing foundation. While the project site is located less than a block west of the Mission Dolores Archeological District, there is no previous documentation that indicates Hispanic Period archeological features or deposits might be present west of Church Street. It is unlikely that Hispanic Period deposits are present within the project site because the proximity of Dolores Creek, the upper reaches of which may have flowed through the middle of the subject property block. Based on review of in-house archeological documentation, no CEQA-significant archeological resources are expected within project-affected soils; therefore, the proposed project would not be expected to adversely affect CEQA-significant archaeological resources.

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[1] Historic Resource Evaluation Response Memorandum for 265 Dorland Street, from Michael Smith, Preservation Technical Specialist, to Jeanie Poling, Major Environmental Analysis, April 14, 2009. A copy of this memorandum is attached.

[2] *Ibid.*

Tree Preservation/Biological Resources: San Francisco Public Works Code Article 16, Sections 800 *et seq.*, known as the San Francisco Urban Forestry Ordinance, governs the planting, maintenance, and removal of protected trees in San Francisco. The proposed project would result in the removal of nine trees on site. One tree, a Coast redwood (*Sequoia sempervirens*), is 18 inches in diameter at breast height and within 10 feet of the front property line, and therefore is a protected tree, as defined by Public Works Code Section 810A.[4] Removal of significant trees on privately owned property is subject to the rules and procedures governing permits for removal of street trees as set forth in Section 806(b), which requires that replacement trees be planted (at a one-to-one ratio) or that an in-lieu fee be paid. The proposed project includes the planting of a street tree. The project would undergo the Department of Public Works' tree removal permitting process to ensure compliance with the provisions of the local tree ordinance, and thus would not result in a significant impact on on-site biological resources.

Exemption Status: CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures up to 10,000 sf provided that the project is located in an area where all public services and facilities are available and the area is not environmentally sensitive. CEQA State Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than six dwelling units in urbanized areas. The proposed project would convert an existing 2,215 sf single-family residence into a 2,122 sf two-family residence, and construct three new residential units that total 7,268 sf. Therefore, the proposed project would be exempt from environmental review under Class 1 and Class 3.

Other Environmental Effects: CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances

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[3] MEA Preliminary Archeological Review: Checklist for 265 Dorland Street, May 29, 2009. This document is on file and available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case No. 2008.1171E.

[4] San Francisco Public Works Code Article 16 Section 810A defines a significant tree as "a tree (1) on property under the jurisdiction of the Department of Public Works or (2) on privately owned-property with any portion of its trunk within 10 feet of the public right-of-way, and (3) that satisfies at least one of the following criteria: (a) a diameter at breast height (DBH) in excess of twelve (12) inches, (b) a height in excess of twenty (20) feet, or (c) a canopy in excess of fifteen (15) feet."

surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification.

CONCLUSION:

For the above reasons, the proposed project is appropriately exempt from environmental review.

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PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner: Jeanie Poling
Project Address: **265 Dorland Street**
Block/Lot: 3580/035
Case No.: **2008.1171E**
Date of Review: April 14, 2009
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal is to convert the existing single-family dwelling to a two-family dwelling, demolish the detached garage at the front of the lot, and construct a detached three-family dwelling at the front of the lot that would hide the existing building from public view.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor records indicate that the building was constructed in 1900, which is a general date of construction that is applied to buildings constructed in the late nineteenth century whose records were destroyed. The subject building first appears on the 1900 Sanborn Maps. Spring Valley Water Company records indicate that water was first supplied to the property in 1897, therefore the building's estimated date of construction is 1897. The detached garage at the front of the lot was constructed circa 1958 according to permit records. Although the structures are not included on any historic surveys and are not included on the National or the California Registers, the dates of construction make them "Category B" structures for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is located on the south side of Dorland Street between Church and Sanchez Streets in the Upper Market neighborhood. The immediate context is a mixture of multi-family and single-family dwellings built in the late nineteenth century to 1992. Most of the single-family dwellings are located on the eastern half of the block. According to the County Assessor's records, of the 19 properties on this block of 200 block of Dorland Street, six were constructed in the nineteenth century, and 11 were constructed prior to 1913 and therefore considered Category "B" buildings for the purposes of CEQA. Located at the west end of the block is a large mid-century apartment building. The adjacent building to the east of the subject property is also a large mid-century apartment building that is much larger than the scale of the other buildings on the block. Because the block is so architecturally diverse it does not appear to meet the district criteria to be listed on the California Register.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The subject property does not appear to be eligible for listing on the California Register based on the California Register criteria for evaluation. In the following section, the subject property is evaluated against each of the four criteria for listing on the California Register:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Spring Valley water records suggest that the residence was constructed by 1897, when water service was connected at the property. Permit records indicate the detached garage was constructed circa 1958. Photographs and Sanborn maps show that the neighborhood was densely developed by 1900. Over time, some of the buildings have been replaced and infill development has replaced the vacant lots. Though the subject residence represents the early stages of development within the neighborhood, it cannot be demonstrated that the structures have a specific association with its evolution as required by the guidelines. The structures are not part of a district or concentration of similar buildings.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

City Directories, Census records, and newspaper archives were consulted, and Philip Laun is the earliest known owner and lived there continuously until 1901 when it was either sold or passed to Edward and Frederick Laun. The Launs were not persons of known historical significance and none of the subsequent owners or residents were either.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The existing residence on the property is a one-story over basement, single-family dwelling detailed with a mix of Folk Victorian and Queen Anne architectural elements. The wood frame building is clad in wood siding with scalloped wood shingles beneath the gables. The building is divided into three structural bays that are topped by three separate symmetrical front facing gables. The middle gable extends forward the two side gables and contains an elevated entry that is accessed by a flight of wooden stairs. The side gables have wood double-hung windows arranged asymmetrical within the bays with a doorway at the basement level of one bay and a horizontally arranged aluminum sliding window at the basement level of the other bay. The building was originally located at the front of the lot and moved to the rear of the lot circa 1910. There is a detached wood-framed single-car garage located at the front of the lot. The garage is sided in wood and features a single opening covered by a standard wood sectional garage door. Though the style of the residence is somewhat unique it is the result of years of nonhistoric alterations to the building, furthermore, neither building exhibits high artistic value or appear to be the work of a master.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☒ Lacks	**Setting:**	☐ Retains	☒ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Notes: The residence at 265 Dorland Street was originally constructed at the front of the lot with an L-shaped plan. Historic Sanborn Maps indicate that at some point, between 1910 and 1950, the second structural bay was added to the L-shaped plan, giving it a U-shaped plan. It is unknown when the U-shaped plan was infilled by the third structural bay that gives the building its current configuration. The relocation of the building to the rear of the lot compromised its integrity of location. The building also lacks integrity of design and workmanship due to its numerous visible additions. Although the building has been significantly altered it retains the feeling of a late nineteenth or early twentieth century building. The building's setting was compromised when the adjacent property to the east was developed with a massive mid-century modern apartment building. Overall the building has poor historic integrity. The detached garage at the front of the lot was constructed in its location circa 1958 and does not appear to be altered since its construction and thus it has good historic integrity.

---

3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: Because the addition is pulled back from the face of the building no off-site historical resources would be affected by the project.

PRESERVATION COORDINATOR REVIEW

Signature: Tina Tam
Tina B. Tam, *Preservation Coordinator*

Date: 6-9-09

cc: Sonya Banks, *Recording Secretary,* Historic Preservation Commissioin
Virnaliza Byrd / Historic Resource Impact Review File
Jeanie Poling / MEA Planner

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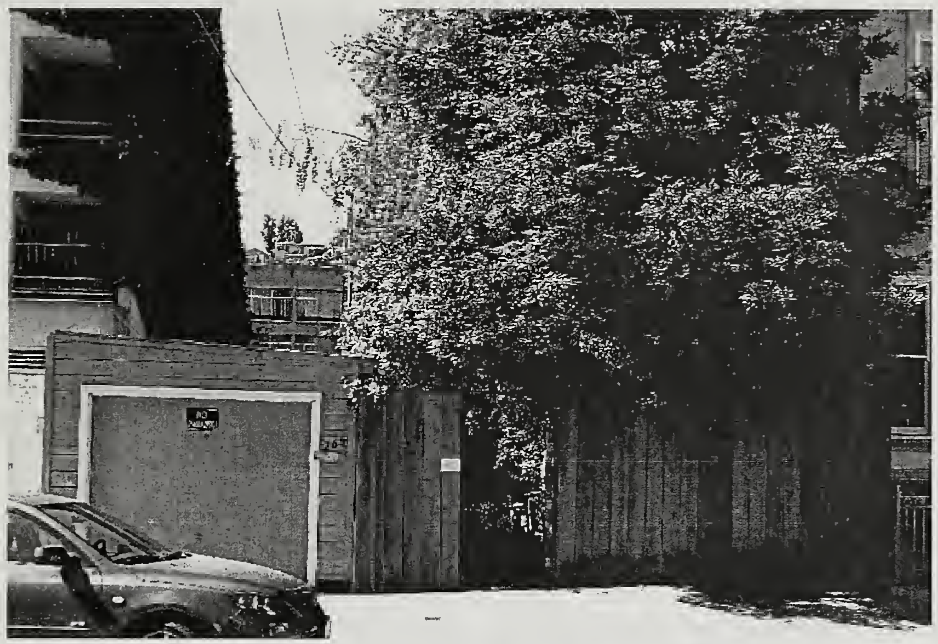
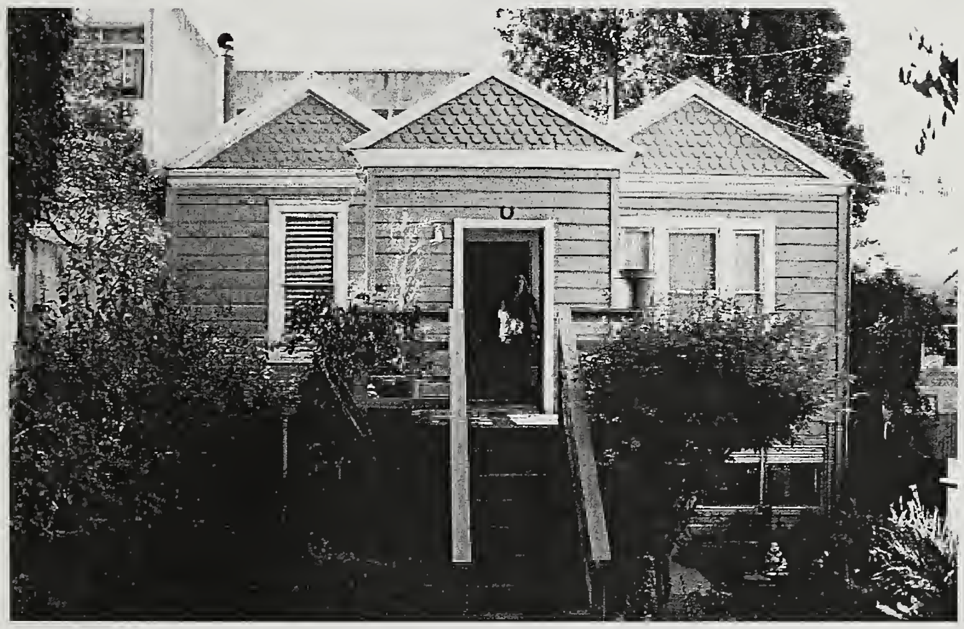


265 Dorland Street – Street View



265 Dorland Street – Cottage in Rear of Lot

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2008.0568E**
Project Title:	**543-547 Grove Street**
Zoning:	RTO (Residential, Transit-Oriented)
Height and Bulk:	40-X
Block/Lot:	0807/022
Lot Size:	3,000 square feet
Project Sponsor:	Reza Khoshnevisan, SIA Consulting Corporation, (415) 922-0200
Staff Contact:	Brett Bollinger, (415) 575-9024 brett.bollinger@sfgov.org

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9
11/09

PROJECT DESCRIPTION:

The proposed project involves the construction of a new 5,555 square-foot, four-story-over-basement, 40'-0"-tall, three-unit residential building on a vacant lot, which will include three off-street parking spaces. The 3,000 sq. ft. project site is located in the Hayes Valley residential neighborhood, mid-block on the south side of Grove Street, between Octavia and Laguna Streets.

EXEMPT STATUS:

Categorical Exemption, Class 3 [State CEQA Guidelines Section 15303(b)]

REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Environmental Review Officer

June 11, 2009
Date

cc: Reza Khoshnevisan, Project Contact
Supervisor Ross Mirkarimi
Jim Miller, Planner
Angela Threadgill, Planner

Bulletin Board
M.D.F.
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REMARKS:

Historical Resources:
In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department first determined that the project site is not an historical resource. The Planning Department then determined that the proposed new construction would not cause a substantial adverse change in the significance of off-site historical resources, including the historic district.

As described in the attached Historic Resource Evaluation Response Memorandum, the original two-story-over-basement, Stick-style residential building constructed circa 1900 was destroyed by fire May, 2006.[1] The subject vacant property was included in the Market-Octavia survey and was found to be within the boundaries of the National Register-eligible Hayes Valley Residential Historic District, which is a cohesive collection of Victorian-era and Edwardian-era houses and flats built upon narrow lots in rowhouse fashion erected between 1860-1920.[2] However, based on the criteria, the subject vacant lot is not eligible for inclusion on the California Register individually or as a contributor to an historic district.

The surrounding neighborhood context of the proposed Hayes Valley Residential Historic District is primarily Victorian-era styles (Italianate, Stick-Eastlake, Queen Anne, and Romanesque). As a general rule, Victorian houses were set back on their lots to provide for a raised entry, front stairways and very small gardens.[3] The residential buildings of the Victorian era were built with horizontal wood siding, well-proportioned bay windows, and ornamentation is usually quite restrained, limited to elaborations of the window frames, raised entrance porticos, and cornices. The majority of houses are two stories plus a basement in height, while a few rise to three stories plus a basement. A few non-contributing apartment building of four to six stories are also found throughout the district.

The Department believes that the proposed building meets the Secretary's Standards for infill construction within a historic district. The proposed project reflects the traditional pattern of the district consisting of small- to medium-scaled buildings, bays of similar widths, fenestration rhythms of little variation, and rhythm of recesses and projections highly characteristic of residential buildings. The proportions of the massing, while contemporary in form, reflect a tripartite composition of a base, shaft, and cornice line. Furthermore the proposed project represents compatible materials, features, height, scale, proportion and spatial relationships of the adjacent historic resources.

Archeological Resources:
In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department first determined that the project site would have potential soils disturbance. The Planning Department then determined that no CEQA-significant archeological resources are expected within the project-affected soils.

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[1] Memorandum from Angela Threadgill, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, April 15, 2009. A copy of this memorandum is attached.

[2] Ibid.

[3] Ibid.

Based on the proposed plans, the basement level containing three off-street parking spaces would range between approximately one foot and five and one-half feet below grade. The proposed building would be supported by a shallow building foundation, either a two-foot matte slab or 18 inch spread footings. The maximum depth of excavation would be eight feet below grade.

The project site is located in a study area subject of an environmental impact report for the Market and Octavia Neighborhood Plan. Previous evaluations conclude that no prehistoric sites have been found in the Hayes Valley area to date nor are expected to be found, given the distance of the area from highly productive food and resource procurement areas (wetlands, shoreline mud flats, estuaries, and lagoons).[4] Archeological investigations of historic sites done in conjunction with the Central Freeway/Octavia Boulevard project excavated several privies associated with late 19th century households. Limited deposits were determined to be National Register-eligible for cultural significance associated with the social transition of skilled working class to Victorian middle class. Based on review of in-house MEA archeological documentation and Sanborn Fire Insurance Maps (1886-1893 and 1899-1900), Planning Department staff has determined no CEQA-significant archeological resources are expected within the project-affected soils.[5] Accordingly, the proposed project would not be expected to have a significant adverse effect on archaeological resources.

Conclusion:

As described below, the project was found to satisfy the criteria for exemption under Class 3. CEQA State Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The proposed building would entail the construction of a 5,555-square-foot, four-story-over-basement, residential structure with three dwelling units in an urban area. Additionally, the proposed building with residential flats is in keeping with the dominant property types in the neighborhood and compatible with the architectural features of adjacent properties considered historical resources and contributors to the National Register-eligible Hayes Valley Residential Historic District.[6] Therefore, the proposed construction is exempt from environmental review under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

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[4] Major Environmental Analysis Preliminary Archeological Review Checklist, prepared by Randall Dean and Don Lewis, May 28, 2009. A copy of this checklist is attached.

[5] Ibid.

[6] Memorandum from Angela Threadgill, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, April 15, 2009. A copy of this memorandum is attached.

Historic Resource Evaluation Response

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Information:
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MEA Planner:	Brett Bolinger
Project Address:	**543-547 Grove Street**
Block/Lot:	0807/022
Case No.:	**2008.0568E**
Date of Review:	April 15, 2009
Planning Dept. Reviewer:	Angela Threadgill (415) 558-6602 I angela.threadgill@sfgov.org

PROPOSED PROJECT ☐ Demolition ☐ Alteration ☒ New Construction

PROJECT DESCRIPTION

The proposal is the construction of a new four-story-over-basement, 40'-0"-tall residential building on a 3,000 square-foot vacant lot, which will contain approximately 5,555 square feet of three dwelling units and three off-street parking spaces.

PRE-EXISTING HISTORIC RATING / SURVEY

The original two-story-over-basement, Stick-style residential building constructed circa 1900 was destroyed by fire May, 2006. The subject property, which is currently vacant, is not included in any adopted local designated historic district, and is not individually included on the National or the California Registers. However, the subject vacant property was included in the Market and Octavia historic resource survey and was found to be within the National Register-eligible Hayes Valley Residential Historic District. The subject vacant property is considered a "Category C" property for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

543-547 Grove Street, located on the south side between Octavia and Laguna Streets, in Assessor's Block 0807, Lot 022, is a through-lot fronting on Grove and Ivy Streets, and is zoned RTO (Residential, Transit-Oriented) and is in a 40-X Height and Bulk District. The subject property is within the boundaries of the proposed Hayes Valley Residential Historic District, which is a cohesive collection of Victorian-era and Edwardian-era houses and flats built upon narrow lots in rowhouse fashion erected between 1860-1920.

Hayes Valley was one of the first areas to develop in the Western Addition. Unlike much of the early Victorian city, the blocks of the southern half of the Western Addition – including the subject block – are bisected into smaller half-blocks by narrow east-west streets with botanical names, such as Ivy, Linden, and Hickory. The narrow blocks resulting from this type of subdivision have influenced the pattern of development in a way that is not typical of the rest of the area, whereby these so-called "through lots" have frontage on two parallel streets. The average lot measures 25' wide x 120' deep.

The Victorian-era styles (Italianate, Stick-Eastlake, Queen Anne, and Romanesque) are primarily the surrounding neighborhood context. As a general rule, Victorian houses were set back on their lots to provide for a raised entry, front stairways and very small gardens. The residential buildings of the Victorian era were built with horizontal wood siding, well-proportioned bay windows, and ornamentation is usually quite restrained, limited to elaborations of the window frames, raised entrance porticos, and cornices. The majority of houses are two stories plus a basement in height, while a few rise to three stories plus a basement. A few non-contributing apartment building of four to six stories are also found throughout the district.

---

1. **California Register Criteria of Significance:** **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research completed by Planning Department Staff.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:
Notes: Based on the criteria, a vacant lot or surface parking lot is not eligible for inclusion on the California Register individually or as a contributor to the Hayes Valley Residential Historic District.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: A vacant lot or surface parking lot lacks historic integrity and does not contribute to a district. However, the location of the subject property is within the boundaries of the National Register-eligible Hayes Valley Residential Historic District, which retains much of its high level of integrity and visual continuity from its period of significance (1860-1920).

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3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The proposed project will result in the construction of a new three-family residential building in keeping with the dominant property types in the remainder of the neighborhood and compatible with the architectural features of adjacent properties considered historical resources and contributors to the National Register-eligible Hayes Valley Residential Historic District.

At a height of approximately 40 feet whereby the fourth floor is setback from the front facade, the proposed building is visibly consistent with the height range currently found in the vicinity. The proposed project references the prevailing height range of the block and establishes the appropriate street wall height. There is a continuity of the street wall and building rhythms in the proposed design. The proposed project reflects the traditional pattern of the district consisting of small- to medium-scaled buildings, bays of similar widths, fenestration rhythms of little variation, and rhythm of recesses and projections highly characteristic of residential buildings.

The massing of the proposed building is consistent with the typical massing found in the district. The proportions of the massing, while contemporary in form, reflect a tripartite composition of a base, shaft, and cornice line. The mass is further divided with a rectangular bay window that overhangs the basement garage opening.

The predominant building façade material for the district is finished hardwood siding, wood panels, and wood double-hung windows. The materials of the proposed building is painted wood siding, painted wood panels, stucco, and pre-finished aluminum-framed windows and doors.

The new building, although contemporary, is designed in a manner so that off-site historical resources and the historic district would not be materially or visually impaired. Furthermore the proposed project represents compatible materials, features, height, scale, proportion and spatial relationships of the adjacent historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: ____________________ Date: 4-14-09

Tina Tam, *Preservation Coordinator*

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Jim Miller, *Planner III*

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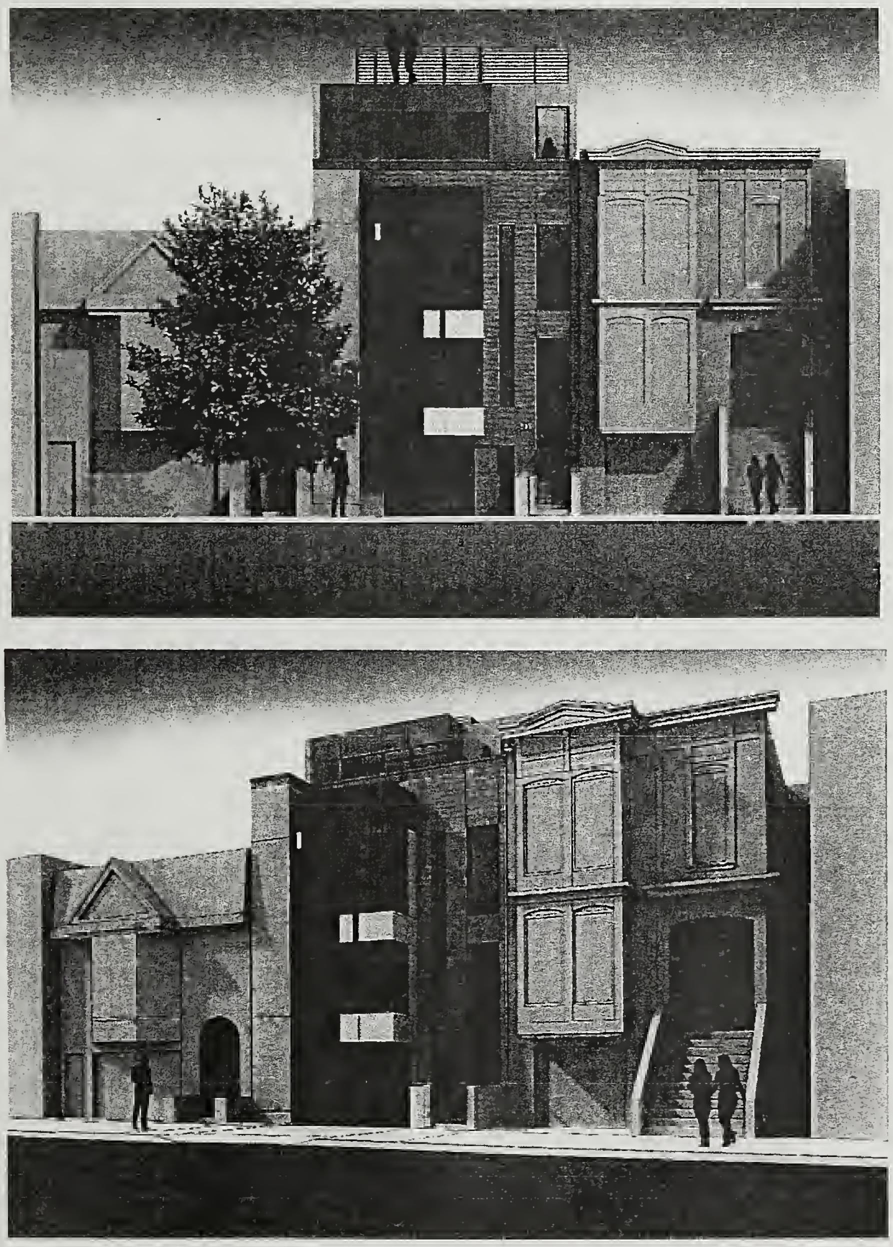
STREET VIEW PERSPECTIVE



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ALUM	ALUMINU
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ASPH	ASPHALT
BD	BOARD
BLDG	BUILDIN
BLKG	BLOCKIN
BOT	BOTTOM
CLG	CEILING
CLO	CLOSET
CLR	COUNTE
CNTR	CLEAR
CONC	CONCRE
CORR	CORRID
CTR	CENTER
DBL	DOUBLE
DET	DETAIL
D.F.	DRINKIN
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DN	DOWN
DR	DOOR
DWR	DRAWIN
(E)	EXISTIN
EA	EACH
EL	ELEVATI
ELEC	ELECTRI
EQ	EQUAL
EXT.	EXTERIO

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Certificate of Determination
Exemption from Environmental Review

Case No.:	**2009.0174E**
Project Title:	2655 Scott Street
Zoning:	RH-1 (Residential, House, Single-Family) 40-X Height and Bulk District
Block/Lot:	[0960/001O]
Lot Size:	2479 square feet
Project Sponsor:	David Silverman, Reuben and Junius, LLP (415) 567-9000
Staff Contact:	Shelley Caltagirone – (415) 558-6625 shelley.caltagirone@sfgov.org

PROJECT DESCRIPTION:

The subject building is a two-story-over-garage, single-family residence constructed in 1948. The proposed project involves construction of an approximately 474-square-foot, single-story vertical addition at the roof of the existing building. The addition will be set back approximately 17 feet from the front property line with additional setbacks at the southeast corner of the addition and will rise approximately 8′-9″ above the existing roof surface. The project site is located on the west side of Scott Street between Broadway and Vallejo Streets in the Cow Hollow neighborhood.

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(1)

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JUN 29 2009

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REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

for
Bill Wycko
Environmental Review Officer

June 23, 2009
Date

cc: David Silverman, Project Sponsor
Brett Bollinger, MEA Division
Glenn Cabreros, Neighborhood Planning Division
Shelley Caltagirone, Preservation Planner

Supervisor Alioto-Pier, District 2
Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

C:\DOCUME~1\sjones\LOCALS~1\Temp\notesE1EF34\2655 Scott Street.Certificate of Determination.doc

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is not a historical resource. The subject building is a two-story, single-family residence constructed in 1948 in a Mid-Century Moderne style with Streamlined elements. Under the Planning Department's CEQA Review Procedures for Historic Resources, the proposed property is classified as a Category B property requiring further consultation and review. As described in the Historic Resource Evaluation (HRE) Memorandum[1] (attached), the 2655 Scott Street property does not appears to be eligible for listing in the California Register.

The proposed project would involve the addition of approximately 474 square feet to the existing 2,253-square-foot building. With the addition, the building would be approximately 2,729 square feet in size. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The proposed project would involve the addition of approximately 474 square feet. Therefore, the proposed addition would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is not an historic resource, and, the proposed addition would not cause a substantial change to any off-site historic resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, May 13, 2009.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
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San Francisco,
CA 94103-2479

Reception:
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Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner: Brett Bollinger
Project Address: **2655 Scott Street**
Block/Lot: 0960/001O
Case No.: **2009.0174E**
Date of Review: May 13, 2009
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelley.caltagirone@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal is to alter the existing two-story-over-garage single-family residence. The work includes constructing an approximately 474-square-foot single-story vertical addition at the roof of the existing building. The addition will be set back approximately 17 feet from the front property line with additional setbacks at the southeast corner of the addition and will rise approximately 8'-9" above the existing roof surface.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is included in the Planning Department's 1976 Architectural Survey (AS survey) with a summary rating of "2" on a scale which ranged from "-2" to "5". Buildings included in the AS survey were rated by number for individual features and an overall rating which was an average of those numbers. The property is not listed on any addition local, state, or national registers. The building is considered a "Category B" (Requires Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the west side of Scott Street between Broadway and Vallejo Streets in the Cow Hollow neighborhood. The property is located within a RH-1 Zoning District and a 40 -X Height and Bulk District. The immediate area consists largely of single-family residences ranging between three to four-stories tall and constructed in a variety of architectural styles.

The Cow Hollow neighborhood is characterized by its unique hillside setting and large mid-block open spaces set within a traditional street grid common to many older San Francisco residential neighborhoods. The neighborhood includes a range of residential building types, including larger single family detached residences in the higher elevations, one and two family residences, and multi-family structures on corner lots and lower elevations. The houses are designed in a variety of styles, which reflect the various stages of development within the neighborhood.

The Cow Hollow neighborhood was largely developed in three phases between 1850 and 1950. The area was first settled with farms and weekend retreats between 1850 and 1870. Later, between 1870 and 1900, the area developed into a prestigious suburb as the cable car lines extended westward and increased accessibility to the area. Between 1900 and 1930, the area witnessed a second wave of population growth, encouraging the development of flats and apartment houses as well as single-family homes.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject property located at 2655 Scott Street does not appear to be eligible for listing on the California Register as either an individual resource or a contributing building with a historic district. Below is an evaluation of the subject property against the criteria for inclusion on the California Register based upon information and professional analysis provided by Knapp Architects.[1]

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
Research presented in the historic resource evaluation does not indicate that the building is associated with any significant historical events. The development period of the Cow Hollow neighborhood spans approximately 100 years and is represented by a large variety of architectural styles. As a whole this prolonged development period does not appear to signify an important event in the history of the City, although certain spurts of development within this larger period may be significant events. The development of the subject property falls within the later period of Moderne or Second Bay Tradition building within the neighborhood, which is represented by several scattered individual buildings and two significant pockets of buildings, namely at Normandie and Raycliff Terraces. The building does not appear to be individually significant as an example of this period of development or as a contributor to a collection of buildings from this period as it is not an exceptional architectural example of the period or part of a distinct grouping of buildings from the period.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;
Research presented in the supplemental information report does not indicate that any of the owners or others associated with the building was a historically important person.

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[1] Knapp Architects. *Historical Resource Evaluation Report: 2655 Scott Street.* February 27, 2009.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
The subject building is a two-story, single-family residence constructed in 1948 in a Mid-Century Moderne-style with Streamlined elements. The building was designed and constructed by builder and architect Oliver M Rousseau.[2] Although the building displays several characteristics of the Streamlined Moderne architectural period, it is not an exemplary or intact example of this style and does not possess high artistic value. Nor is the building the work of a master architect. As relayed in the Knapp report, Rousseau was a well-known developer and builder within the city of San Francisco; however, his design work has not been professionally recognized as contributing to the architectural heritage of the city. As such, the building does not appear to qualify for listing on the California Register as an individual historic resource under Criterion 3. Neither does the surrounding area appear to have the qualities of a potential historic district due to the lack of stylistic consistency on the immediate block.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;
It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

As the subject property does not appear to be a historical resource as either an individual property or as a contributor to a historic district, the historic integrity of the property is irrelevant.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present *(Go to 6 below.)*
☐ Historical Resource Present *(Continue to 4.)*

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

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[2] Ibid, p. 3.

☐ The project appears to meet the *Secretary of the Interior's Standards. (Go to 6 below.)*

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the *Secretary of the Interior's Standards*; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5 if the project is an alteration.)*

☐ The project is NOT consistent with the *Secretary of the Interior's Standards* and is a significant impact as proposed. *(Continue to 5 if the project is an alteration.)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

The proposed alteration of the subject building will not have an adverse effect on any off-site historical resources. Currently no listed or eligible for listing historic resources are located within the immediate area surrounding the project site. However, staff has identified a potentially eligible historic district immediately to the west of the site at Normandie Terrace. The district appears historically significant as defined by Criteria 1 (Event) for its association with the 1937-1950 period of development in Cow Hollow and as defined by Criteria 3 (Architecture) as a collection of noteworthy Bay Area Moderne/Second Bay Tradition residences. The proposed work at 2655 Scott Street will have no material impact to the character of this identified historic district and will have no significant impact to the setting of the district as the design of the addition will be compatible with the existing architecture in the vicinity.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 5-19-09

Tina Tam, *Preservation Coordinator*

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

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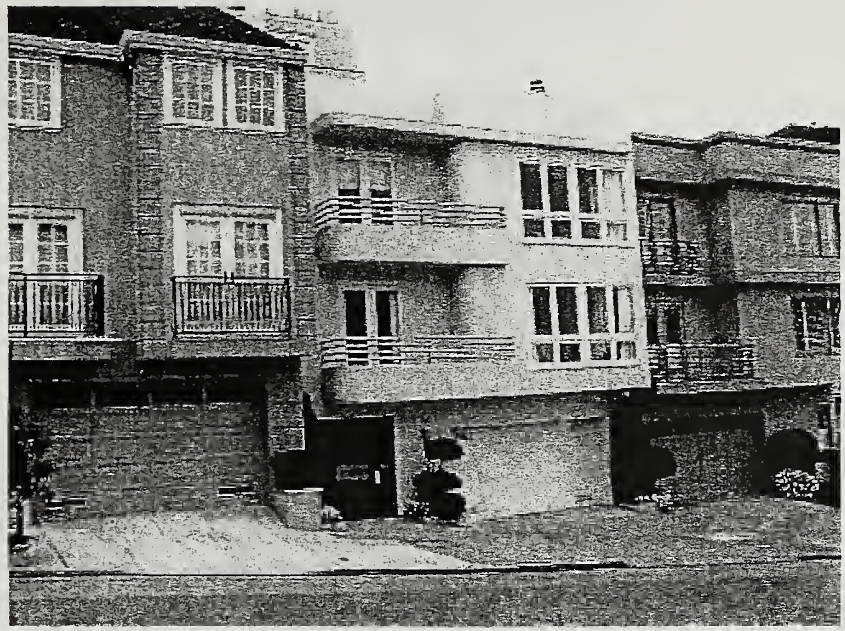

Image 7. 2655 Scott Street. 2601 Vallejo Street is to the right of subject property. 2649 Scott Street is to the left of subject property. Photograph M. Bleier, 2009.

Image 8. From the corner of Vallejo and Scott Street, looking south. Photograph M. Bleier, 2009.

SAN FRANCISCO
PLANNING DEPARTMENT

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Certificate of Determination
Exemption from Environmental Review

Case No.:	**2008.1223E**
Project Title:	**706 Wisconsin Street**
Zoning:	RH-2 (Residential, House – Two Family) 40-X Height and Bulk District
Block/Lot:	4097/011
Lot Size:	2,500 square feet
Project Sponsor:	Tom and Breda McDonald (415) 595-6927
Staff Contact:	Pilar LaValley – (415) 575-9072 pilar.lavalley@sfgov.org

PROJECT DESCRIPTION:

The project site is located mid-block on the west side of Wisconsin Street between 20th and 22nd streets on the west side of the Potrero Hill neighborhood. The 2,500 square foot (sf) property is occupied by a one - story over basement, wood-frame, two unit residential building. Design, architectural features, and Sanborn maps indicate that the building was constructed in the late 1800s. The project involves installing a garage opening in the ground floor bay of the existing bay window to provide one off-street parking space, installing a driveway in the front yard setback, new window openings on the side elevation, a new roof dormer, and interior remodeling.

(Continued on following page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(1))

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JUN 29 2009

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REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Sarah Jones for
Bill Wycko
Environmental Review Officer

June 23, 2009
Date

cc: Tom and Breda McDonald, Project Sponsor
Brett Bollinger, MEA Division
Pilar LaValley, Neighborhood Planning Division
Supervisor Sophie Maxwell, District 10
Virna Byrd, M.D.F.
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

The existing ground floor residential unit would be reconfigured to accommodate the new garage and the attic level would be expanded to provide additional residential space. Interior alterations include finishing existing storage space for the ground floor unit, finishing the attic, reconfiguring interior basement walls for parking, reconfiguring interior stairs, and lowering the existing ceiling in the upper unit to accommodate finished space in the attic.

The project would increase the existing 3,074 sf building by 693 sf for a total building area of 3,767 sf with majority of alteration in square footage occurring through reconfiguration of existing interior space. The building height would not change. One new curb cut and one off-street parking space would be added to the subject property.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 706 Wisconsin Street is an historical resource as defined by CEQA. Under the San Francisco Planning Department CEQA Review Procedures for Historic Resources,[1] the property is a presumed Category A.2 historic resource because it is listed on an adopted local register – the "Here Today" survey.

In a memorandum signed June 2, 2009, Planning preservation staff determined that the building on the subject property is an historical resource.[2] As described in the memorandum, the building is eligible for inclusion on the California Register individually under criterion 2 (People) for its association with Lawrence Ferlinghetti from 1957 to 1992, and as a contributor to an historic district that is significant under criterion 1 (Event) and criterion 3 (Architecture) with a period of significance from mid-1880s to 1910s. Constructed circa 1900, the building is representative of residential construction in Potrero Hill related to the area's dairy farms and early industrial development prior to the 1906 earthquake and related reconstruction. Although an original architect has not been identified, the building embodies the distinctive characteristics of the Queen Anne style; many of the decorative features may be alterations or additions undertaken by Lawrence Ferlinghetti during his occupancy in the property. As described in the memorandum, not only has the subject property been found individually significant under California Register criterion 2, and as a contributor to a potential historic district under criterion 1 and 3, but the existing building site retains much of its integrity with respect to location, association, design, workmanship, feeling, and materials. While the building has undergone alterations from its original construction, the majority of the changes appear to have occurred during the property's association with Lawrence Ferlinghetti and allow it to continue to convey much of its significance individually and as a contributor to a potential district.[3]

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[1] San Francisco Preservation Bulletin No. 16, City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources. Available at http://www.sfgov.org/planning/mea.

[2] Historic Resource Evaluation Response Memorandum for 706 Wisconsin Street from Pilar LaValley, Preservation Technical Specialist, to Brett Bollinger, Environmental Planner, June 2, 2009. A copy of this memorandum is attached.

[3] Ibid.

The proposed project's alteration of the existing structure was found to be consistent with the Secretary of the Interior's Standards; it would not materially impair the resource's integrity or impact its inclusion on the California Register. The new garage would be installed within the existing angled bay such that the massing of the bay would not be affected and the wrought iron gate would be salvaged and reused in the front yard.[4] Other proposed alterations, including new window openings in side elevation, new roof dormer, and interior remodeling, are not anticipated to be visible from the public right-of-way. Overall, the building would retain much of its original appearance from the street. As such, it would remain eligible individually and a contributor to a potential historic district.

CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would meet these criteria by adding approximately 693 sf to an existing 3,074 sf building. The proposed project would install a new garage, new roof dormer, and new window openings in a manner that is consistent with the Secretary of the Interior's Standards such that it would not impact the historic significance of the subject building or surrounding properties.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is an historical resource, and the proposed project would not adversely impact the resource or any off-site historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[4] Ibid.

PROJECT DESCRIPTION (continued):

The existing ground floor residential unit would be reconfigured to accommodate the new garage and the attic level would be expanded to provide additional residential space. Interior alterations include finishing existing storage space for the ground floor unit, finishing the attic, reconfiguring interior basement walls for parking, reconfiguring interior stairs, and lowering the existing ceiling in the upper unit to accommodate finished space in the attic.

The project would increase the existing 3,074 sf building by 693 sf for a total building area of 3,767 sf with majority of alteration in square footage occurring through reconfiguration of existing interior space. The building height would not change. One new curb cut and one off-street parking space would be added to the subject property.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 706 Wisconsin Street is an historical resource as defined by CEQA. Under the San Francisco Planning Department CEQA Review Procedures for Historic Resources,[1] the property is a presumed Category A.2 historic resource because it is listed on an adopted local register – the "Here Today" survey.

In a memorandum signed June 2, 2009, Planning preservation staff determined that the building on the subject property is an historical resource.[2] As described in the memorandum, the building is eligible for inclusion on the California Register individually under criterion 2 (People) for its association with Lawrence Ferlinghetti from 1957 to 1992, and as a contributor to an historic district that is significant under criterion 1 (Event) and criterion 3 (Architecture) with a period of significance from mid-1880s to 1910s. Constructed circa 1900, the building is representative of residential construction in Potrero Hill related to the area's dairy farms and early industrial development prior to the 1906 earthquake and related reconstruction. Although an original architect has not been identified, the building embodies the distinctive characteristics of the Queen Anne style; many of the decorative features may be alterations or additions undertaken by Lawrence Ferlinghetti during his occupancy in the property. As described in the memorandum, not only has the subject property been found individually significant under California Register criterion 2, and as a contributor to a potential historic district under criterion 1 and 3, but the existing building site retains much of its integrity with respect to location, association, design, workmanship, feeling, and materials. While the building has undergone alterations from its original construction, the majority of the changes appear to have occurred during the property's association with Lawrence Ferlinghetti and allow it to continue to convey much of its significance individually and as a contributor to a potential district.[3]

---

[1] San Francisco Preservation Bulletin No. 16, City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources. Available at http://www.sfgov.org/planning/mea.

[2] Historic Resource Evaluation Response Memorandum for 706 Wisconsin Street from Pilar LaValley, Preservation Technical Specialist, to Brett Bollinger, Environmental Planner, June 2, 2009. A copy of this memorandum is attached.

[3] Ibid.

The proposed project's alteration of the existing structure was found to be consistent with the Secretary of the Interior's Standards; it would not materially impair the resource's integrity or impact its inclusion on the California Register. The new garage would be installed within the existing angled bay such that the massing of the bay would not be affected and the wrought iron gate would be salvaged and reused in the front yard.[4] Other proposed alterations, including new window openings in side elevation, new roof dormer, and interior remodeling, are not anticipated to be visible from the public right-of-way. Overall, the building would retain much of its original appearance from the street. As such, it would remain eligible individually and a contributor to a potential historic district.

CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would meet these criteria by adding approximately 693 sf to an existing 3,074 sf building. The proposed project would install a new garage, new roof dormer, and new window openings in a manner that is consistent with the Secretary of the Interior's Standards such that it would not impact the historic significance of the subject building or surrounding properties.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is an historical resource, and the proposed project would not adversely impact the resource or any off-site historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[4] Ibid.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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Planning
Information:
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MEA Planner:	Brett Bollinger
Project Address:	**706 Wisconsin Street**
Block/Lot:	4097/011
Case No.:	**2008.1223E**
Date of Review:	May 15, 2009
Planning Dept. Reviewer:	Pilar LaValley (415) 575-9084 | pilar.lavalley@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes replacing the existing ground floor bay with a garage opening to provide one off-street parking space. An existing wrought iron railing and the front yard setback will also be altered to accommodate a new driveway. Additional work includes interior remodeling to expand the existing ground floor residential unit and lowering the 1st floor ceiling to accommodate residential space at the attic level, new window openings on the side elevation, and changes to the roof form. Historic Preservation Consultants Carey & Co., Inc. prepared a Historic Resource Evaluation Report (October 2008) (Carey & Co. report) for the project.

PRE-EXISTING HISTORIC RATING / SURVEY

No official records document the original construction date of the property, however, it appears to have been constructed before 1900.[1] The subject property was previously surveyed in the 1976 Architectural Survey, which documented approximately 10 percent of the City's built environment. The surrounding block has also been previously identified by staff as an undocumented historic district eligible for the California Register. Although the subject building is not included on the National or the California Registers, its estimated date of construction and previous survey information makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the western side of the Potrero Hill neighborhood, an area of San Francisco roughly bounded by 16th Street to north, U.S. 101 to west, Cesar Chavez Boulevard to south, and the industrial Central Waterfront to the east. A Sanborn map of the area surrounding the subject property from 1900 indicates that much of the land was undivided and undeveloped, which is consistent with the name "Potrero Nuevo," or "new pasture" and predominate use for grazing of that period. Industrial development of the waterfront at Potrero Point in the late-1800s and early-1900s triggered residential development of these former pastures as demonstrated in a 1914 Sanborn map that shows the majority of surrounding parcels developed with small residences. Due to its geology and distance from the more developed portions of the City, the Potrero Hill area suffered minimal damage in the 1906 earthquake and subsequent firestorm, which made it a practical and desirable location for temporary refugee housing as well as more permanent residential development.

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[1] Carey & Co., Inc., *706 Wisconsin Street Historic Resource Evaluation Report*, October 6, 2008, pg. 5.

The immediate context of the subject property is a mixture of single-family homes and flats, primarily constructed in the late 1800s and early 1900s. There are also a handful of buildings scattered along the block with construction dates ranging from the 1930s to present.

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1. **California Register Criteria of Significance:** **Note**, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☒ Yes	☐ No	☐ Unable to determine
Persons: or	☒ Yes	☐ No	☐ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: 1880s to 1910s

Notes: Based on the criteria, staff believes that the subject building is eligible for inclusion on the California Register individually under criterion 2 (Person) for its association with Lawrence Ferlinghetti and as a contributor to an undocumented historic district under criterion 1 (Events) and criterion 3 (Architecture) as an example of the Queen Anne style in pre-1906 residential development.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

During the late 1800s and the early 1900s, the Potrero Hill neighborhood was the seam, visually represented in the neighborhood's topography, between the Mission and Central Waterfront. During the identified period of significance (1880s-1910s), the outer Mission, west of Mission Street and north of Army Street (Cesar Chavez), was populated as a largely middle-class suburb away from the densely-packed urban core. Furthermore, based on Planning Department research, staff believes that many of the small houses and extant farmhouses along this portion of Wisconsin Street are associated with the Ramond-Hawes Ranch that operated in Potrero. Both the Ramond and Hawes families were dairy farmers in the area and shared pastures. The former Hawes house is located at the corner of Wisconsin and 20th streets.

The Central Waterfront was already a well-established industrial area surrounded by enclaves of housing for factory and maritime workers and their families. After the 1906 conflagration, the open land in these areas was quickly developed to accommodate those left homeless. Potrero was desirable because of the area's proximity to downtown and its distance from the trail of destruction from the earthquake and subsequent fires. The infill housing that was built during this short time, defined as the "Reconstruction Period," when seen in context with the surrounding pre-fire development, illustrates how the neighborhood evolved in relation to surrounding economic and environmental factors. The subject building is an example of residential construction related to the area's dairy and early industrial development constructed prior to the 1906 earthquake and related reconstruction. Therefore, the subject property appears to be a contributor to a historic district that is eligible for the California Register under criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

Based on information provided in the Carey & Co. report, the subject property was owned and occupied by a number of different tenants from 1910 to mid-1950s. Owners included Jeannie C. Carswell (1910-1915), William & Jessie Duncanson (1915-1916), Charles and Bessie Canavan (1915-1944), Benjamin Dobson (1944-1957), and Edward R. Schwietzer (1957-1958). City directories indicate that Charles Canavan worked as a laborer, iron worker, and riveter.

In 1958, Schwietzer sold the subject property to Lawrence and Seldon Ferlinghetti, who owned and occupied the property until 1992. Lawrence Ferlinghetti, born in 1919, is a well-known author, publisher, member of the Beat Generation, and co-founder and owner of the world-renowned City Lights Bookstore, the first all-paperback bookstore in the country.[2] According to the Carey & Co. report, the subject property was abandoned and severely deteriorated when purchased by the Ferlinghetti and his wife. Ferlinghetti took a year off from City Lights to repair the structure, which he did along with carpenter, Thomas Heath. The pair used salvaged materials from the demolished Victorians of the Western Addition, and the Ferlinghettis occupied the house in 1958. While residing at the subject property, Ferlinghetti wrote some of his most notable works, including his collection of poems, *A Coney Island of the Mind* (1958). In the early 1960s, the Ferlinghetti's also provided temporary housing for other Beat Generation authors, including Allen Ginsburg, Jack Kerouac, and Neal Cassidy, who each stayed for several weeks in a small apartment located in the attic. The basement was also used as small apartment, housing author Jerry Kamstra (*The Frisco Kid,* 1979) for several years. In 1977, Ferlinghetti was the first writer to receive the Commissioner's Honor Award, and in 2000 he served as the United States Poet Laureate.

The Department concurs with the Carey & Co. evaluation that the subject property is significant for its association with Lawrence Ferlinghetti, and as such, appears individually eligible for the California Register under criterion 2. Ferlinghetti has played an important role in the history of San Francisco, California, and the nation, as the owner of the City Lights Bookstore and member of the Beat Generation. As noted in the Carey & Co. report "City Lights Bookstore has been credited with ushering in the Beat Generation and establishing San Francisco on the literary map in 1950, by its association with radical movements toward freedom of expression." The subject property, which is where Ferlinghetti produced some of his most important poetry, was also the home and meeting place of notable members of the Beat Generation during the movement's most significant period (late 1950s-early 1960s).

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[2] The following and additional information regarding Ferlinghetti's life is more fully described in the Carey & Co. report. Ferlinghetti founded City Lights Bookstore with Peter D. Martin and Carlo Tresca.

As Ferlinghetti's association with the subject property began in 1958, almost exactly 50 years ago, and extended through 1992, Criteria Consideration G (Properties that have achieved significance within the last 50 years) must be considered. As the history and significance of the Beat Generation, and Lawrence Ferlinghetti's role in this movement, has been widely documented, the Department concurs with Carey & Co.'s finding that a "sufficient amount of historic perspective exists to qualify Lawrence Ferlinghetti as an exceptionally important person as required by Criteria Consideration G." Furthermore, the Department concurs that while Ferlinghetti is still alive, his significant association with the Beat Generation occurred during the 1950 and 1960s, thereby allowing sufficient historical perspective to emerge. Therefore, the subject property appears eligible for the California Register individually under criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a one-story over basement, wood frame, residential building that has a rectangular plan and horizontal wood cladding with corner boards. The building has a gable roof with several eave brackets. The façade features an inset porch with wood stairs and turned balusters and Queen Anne details, including turned porch supports, pedimented gable clad with vertical board and batten, brackets on a paneled cornice, and an angled bay window. The bay at lower level has a more simple and utilitarian appearance. The front yard setback is surrounded by a low wrought iron fence.

Although no original building permit has been located, staff concurs with the Carey & Co. findings that the building appears to retain a high degree of integrity from both the original construction as well as from alterations undertaken by Lawrence Ferlinghetti.

There is a considerable architectural harmony among the historic houses and flats in the immediate neighborhood and which retain a high degree of integrity. Staff believes that there is an eligible district that meets the architecture criterion. On the block of the subject building there are 13 properties identified through the 1976 Architectural Survey. Residential structures within the potential district are generally modest in size and display a range of styles common in the Bay Area during the late-19th and early 20th-century. Styles include Craftsmen, Italianate, Classical Revival, and Queen Anne. The subject property is an example of vernacular Queen Anne. Such composite styles are not uncommon in frame residential architecture; however, the palette chosen by the architect/builder makes each building unique. Based on its age and style, the subject property appears to be architecturally significant as part of a potential historic district of similar properties. Therefore, the subject property appears eligible for the California Register as a contributor to a potential historic district under criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but

it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☐ Retains	☒ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes: Although the subject property appears to have been altered from its original construction, the majority of such work appears to have occurred during the period when it was owned by Lawrence and Seldon Ferlinghetti. The building retains all aspects of integrity with the exception of setting, which has been altered by additions to neighboring properties (unknown date(s)).

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3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present *(Go to 6. below)*

☒ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☒ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

Notes: The project appears to meet the Secretary of the Interior's Standards for Rehabilitation (Secretary's Standards). The relevant Standards are listed below:

Standard 2· *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed work involves installation of a garage in the ground floor bay with accompanying driveway and alterations to the front yard setback. Additional work is proposed for the interior and roof. Analysis of the property history and photographs of existing conditions indicates that the ground floor bay, which is a projecting angled bay that mirrors the configuration on the 1st-story, has been previously altered. The woodwork and other exterior features on this portion of the bay exhibit none of the decorative flourishes evident on the rest of the façade, suggesting either alterations or that this portion of the façade was meant to be secondary to the rest of the elevation. Based on this evaluation, it appears that installation of a garage in this location would not result in the removal of distinctive materials. Construction of the garage in a configuration matching the projecting bay, as proposed, would respect exterior features of the building. Portions of the existing wrought iron fence removed to accommodate the new driveway will be retained and relocated within the front yard setback. Proposed interior work and work to the roof would not be visible from the exterior and is not anticipated to impact distinctive materials or features. As proposed, the project would preserve character-defining features of the existing building.

Standard 4: *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

According to the Carey & Co. report, the lower bay was altered after the Ferlinghetti's occupied the subject property. Therefore, the features and woodwork associated with the windows in the bay does not appear to have acquired historic significance. As these features are not historically significant alterations, they will not be retained, while the original form of the bay will.

Standard 5: *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The new garage will retain the projecting form of the bay and relationship to the front setback and street. No other changes will be made to character-defining features of the property.

Standard 9: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed work is not anticipated to destroy historic materials, features, or spatial relationships that characterize the property. The garage opening is designed to mimic the form and size of the existing projecting, angled bay with inset panels referencing the existing window openings. No other features of the bay would be altered through the installation of the garage opening. Constructing the garage opening in this manner would retain the feature (bay) and spatial relationships that characterize the front façade of the property. Removal of existing windows would not destroy significant features. While relying on the size, configuration and proportion of the existing bay and windows, the new garage doors will be clearly differentiated from the old and compatible with the subject property. None of the other proposed work (interior and roof) will impact significant historic fabric or materials.

Standard 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The new garage and infill may be removed and the excavated driveway filled in without harm to the integrity of the property. Modifications to the roof and interior are also reversible.

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5. **Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.**

Notes: Not applicable.

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: Proposed work is limited to the installation of a driveway and garage within the existing building envelope as well as interior alterations and alteration of the roof form that will not be visible from the public right-of-way (street). As such, the project would not have an adverse effect on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 6-2-09
Tina Tam, *Preservation Coordinator*

cc: Linda Avery, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

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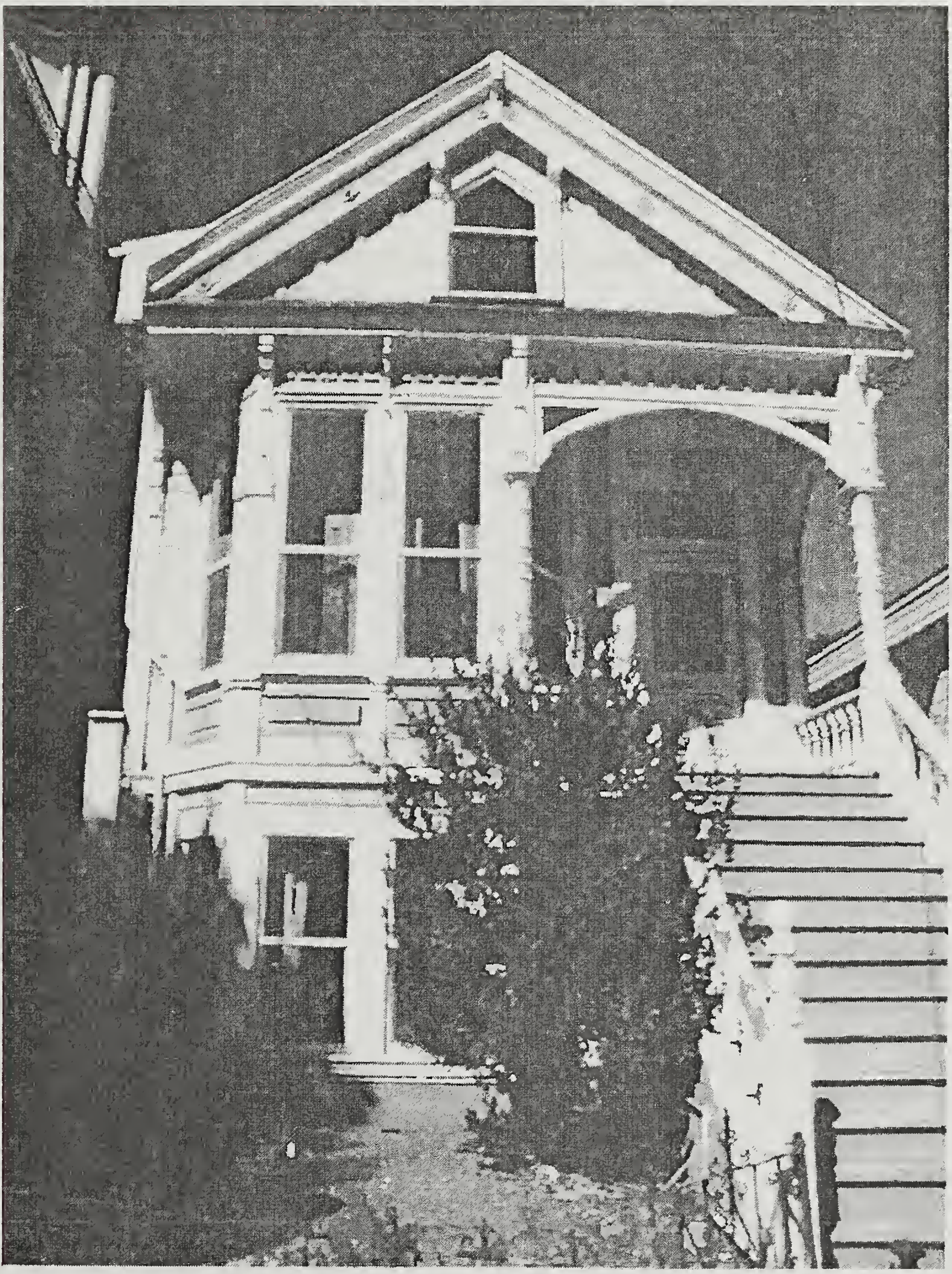

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Certificate of Determination
Exemption from Environmental Review

F
C58
#59
6/24/09

Case No.: **2009.0110E**
Project Title: **Merced Branch Library, 155 Winston Drive**
Zoning: P (Public) Use District
40-X Height and Bulk District
Block/Lot: 7236/001
Lot Size: 12,967 square feet
Project Sponsor: Mindy Linetzky, Bond Program Administrator
(415) 557-4354
Staff Contact: Nannie Turrell - (415) 575-9047
nannie.turrell@sfgov.org

PROJECT DESCRIPTION:

The proposed project includes the seismic upgrade and expansion of the Merced Branch Library located at 155 Winston Drive in the Lakeshore neighborhood. The proposed expansion consists of a 1,100 square foot horizontal addition at the front of the existing structure to accommodate new Americans with Disabilities Act (ADA) accessible restrooms, a book drop room, a staff lounge, and an expanded children's reading room. The existing one-story library building contains approximately 5,275 square feet (sq ft). With the proposed addition the building would contain approximately 6,375 square feet.
(See next page.)

EXEMPT STATUS:

Categorical Exemption, Class 1(e)(1) (State CEQA Guidelines Section 15301(e)(1))

GOVERNMENT
DOCUMENTS DEPT

JUN 29 2009

SAN FRANCISCO
PUBLIC LIBRARY

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

for
Bill Wycko
Environmental Review Officer

June 24, 2009
Date

cc: Mindy Linetzky, Bond Program Administrator
Ilaria Salvadori, Citywide Planning Division
Sophie Middlebrook, Preservation Planner
Supervisor Elsbernd, District 7
Virna Byrd, M.D.F.
Historic Preservation Distribution List

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Updated 5/5/09

PROJECT DESCRIPTION: (continued)

In order to make required structural upgrades to the building, six of the 19 small windows would be infilled to create shear walls. Additionally, the large window located at the northwest corner would be extended in order to allow for more daylight penetration into the interior space. The finishes of the building along 19th Avenue would remain the same i.e., stucco finished walls with wood trim along the gutter. The portion of the new addition, which would be set back 32 feet from the primary, existing west façade, would be visible from 19th Avenue. The building cladding is primarily brick and has a zinc fascia trim. The project sponsor seeks certification as a Leadership in Energy and Environmental Design (LEED) Silver project.

The branch library is located on a city-owned corner lot bounded by Winston Drive to the north, Stonecrest Drive to the east, and 19th Avenue to the west. The subject building is oriented east toward the residential neighborhoods east of 19th Avenue and adjacent to Junipero Serra Boulevard, including portions of the Oceanside and West of Twin Peaks neighborhoods.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is an historical resource. As described in the attached Historic Resource Evaluation Response (HRER) Memorandum, the Merced Branch Library property appears eligible for listing on the California Register as an individual resource under Criteria 3 (Architecture). The property does not appear to be located within a potential historic district.[1]

As described in the attached HRER, construction for the Merced Branch library was completed in 1957. This library is one of eight branch libraries completed by the architecture firm, Appleton & Wolfard, during the post-war period (between 1951 and 1966) in which the United States invested heavily in public library expansion and construction projects. While constructed during this period of expansion, it appears that the subject building's architecture best expresses its significance, and it does not appear that the property is specifically associated with events that have made a significant contribution to the broad patterns of local or regional history (Criterion 1) or that it is associated with persons of known historical significance (Criterion 2). It also does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history (Criterion 4).[2]

The Merced Branch Library is a single-story building, constructed in the mid-century Modern architectural style. It is residential in scale, with an asymmetrical roof line, street-level entrance, metal-sash windows that allow light in the reading rooms and provide transparency from the street. The building has masonry-clad exterior walls, and an entrance courtyard as well as a gated courtyard with direct access to the children's reading room. The modern branch libraries designed by Appleton & Wolfard are small, open and accessible spaces that invite pedestrians to enter and utilize available resources. This is a departure from the early century Carnegie Branch libraries in San Francisco that appear as civic monuments through their Beaux Arts architectural style. The small scale of the Merced Branch Library was intended to complement the scale and landscape pattern residential neighborhoods it served. [3]

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[1] Memorandum from Sophie Middlebrook, Preservation Technical Specialist, to Brett Bollinger, Environmental Planner, Major Environmental Analysis, June 4, 2009. This memo is attached.

[2] Ibid.

The Merced Branch Library does not appear to have undergone any significant alterations since its original construction, and appears to retain the integrity of its historic features. As proposed, the project does not appear to be consistent with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties.* However, the project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. An evaluation of the proposed project against each of the ten *Standards for Rehabilitation* is included in the attached HRER Memorandum and is summarized below.

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
The proposed project is consistent with Standard 1, because it was constructed as a public branch library and will continue to operate as one.

Standard 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
The proposed project is not consistent with Standard 2. The proposed addition at the front of the building would alter significant architectural features including the roof line, the corner entrance, the brick chimney, and the fenestration pattern of the north facing room.

Standard 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.
Standard 3 is not applicable to the proposed project.

Standard 4. Changes to the property that have acquired significance in their own right will be retained and preserved.
Standard 4 is not applicable to the proposed project.

Standard 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
The proposed project is not consistent with Standard 5. Distinctive features including the entrance configuration, north facing fenestration pattern and visible brick chimney would be altered by the location of the proposed addition.

Standard 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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[3] Ibid.

For the most part, Standard 6 is not applicable to the proposed project. Where structural upgrades are proposed, it does not appear that changes would be visible.

Standard 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
Standard 7 is not applicable to the proposed project. No chemical or physical cleaning treatments are proposed.

Standard 8. Significant archeological resources affected by the project shall be protected and preserved. If such resources are disturbed, mitigation measures shall be undertaken.
Standard 8 is not applicable to the proposed project.

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.
It does not appear that the proposed project is consistent with Standard 9. The proposed addition would alter the spatial relationship between the original entrance and the reading rooms, the north facing fenestration pattern, and the visual quality of the roofline.

Standard 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
It does not appear that the proposed project is consistent with Standard 10. It does not appear that the proposed addition could be removed in the future such that the form and integrity of the original structure would be restored.

Although it does not appear that the proposed project is consistent with the Secretary of the Interior's *Standards*, it appears that the historical significance of the subject building would still be conveyed if the addition is constructed as proposed, and therefore the project would not cause a substantial adverse change in the significance of the resource. Character-defining features of the building that would be retained include the roof form, fenestration pattern, brick cladding, gated courtyard, open interior plan, the single-story form, and the orientation toward the residential enclaves east of 19th Avenue. The addition, which has a flat roof, over which the character-defining angled roof of the original structure would be visible, is consistent with the small scale of the existing building. The proposed fenestration pattern is compatible with that of the existing structure. Perhaps most importantly, the proposed project would not impact the existing gated courtyard with access to the children's reading room. The historic relationship between this outdoor courtyard recreation space and the children's reading room would be preserved, while the interior space allocated to the children's reading room would be increased.

Because the proposed project would not cause a substantial adverse change in the significance of an historical resource it may be found to be exempt under CEQA Guidelines Section 15301(e)(1). Class 1(e)(1), Existing Facilities, provides for an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would add 1,100 square feet to an approximately 5,275 square feet building. Therefore the project is appropriately exempt under Class 1(e)(1).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The Merced Branch Library is an historical resource. However, the proposed project would not cause an adverse change in the significance of the historical resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
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Fax:
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Planning
Information:
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MEA Planner: Brett Bollinger
Project Address: **155 Winston Drive**
Block/Lot: 7236/001
Case No.: **2009.0110E**
Date of Review: June 4, 2009
Planning Dept. Reviewer: Sophie Middlebrook
(415) 558-6372 | sophie.middlebrook@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes a horizontal addition that measures approximately 1,100 square feet at the front of the existing structure in order to accommodate new, handicapped-accessible restrooms, a book drop room, a staff lounge, and an expanded children's reading room. The existing one-story library building measures approximately 5,275 square feet; with the proposed addition, the subject building will remain one-story in height with approximately 6,375 square feet of usable space.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was designed and completed in 1957, and was one of eight public branch libraries designed by the architects Appleton and Wolfard. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located in the Lakeshore neighborhood, on a city-owned corner lot bounded by Winston Drive to the north, Stonecrest Drive to the east, and 19th Avenue to the west. The subject building, a branch library, is oriented east toward the residential neighborhoods east of 19th Avenue and adjacent to Junipero Serra Boulevard, including portions of Oceanside and West of Twin Peaks. The areas east of the subject lot are characterized by single-family, one- or two-story detached homes with landscaping in the front, sides, and rear. 19th Avenue, to the west of the subject building, is a busy transit artery with a mix of residential dwellings, commercial uses (including the Stonestown Galleria), and medical and office uses.

Based on the information submitted by the project sponsor and site visits conducted by Planning Department staff, it does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance: 1957 (Note: the period of significance for the Merced Branch library is 1957, the year in which the building's construction was complete. The period of significance for the group of eight Appleton & Wolford-designed public branch libraries is 1951-1966.)

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the Register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

As noted above, the subject building, a branch library, was constructed in 1957 as one of eight branch libraries designed by the architecture firm Appleton & Wolford. A draft technical report submitted by the Project Sponsor in conjunction with a separate project for a different library outlines the heightened focus of public libraries as centers for community and self-education by the mid-twentieth century:

> Social and cultural changes [...]contributed to the transformation of public libraries in the postwar period. Practices and services that had been established out of extenuating circumstances during the Depression and war became permanent[...]for example, libraries became centers that facilitated public education, provided resources for people to enjoy the latest in entertainment and technology, and offered spaces for groups to congregate for a variety of community interests and activities.[...]With the passage of the Library Services Act in 1956, the federal government codified its relationship with public libraries.[1]

While the subject building was constructed during the post-war period in which the United States invested heavily in public library expansion and construction projects, it appears that the subject building's architecture best expresses its significance, and it does not appear that the subject building is specifically associated with events that have made a significant contribution to the broad patterns of local or regional history.

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[1] Draft Historic Resources Technical Report for the North Beach Public Library, written by Carey & Company Architecture, Inc. (February 13, 2009). A copy of the report is included in the Case Docket for the Merced Branch Library, Case No. 2009.0110E)

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

No persons of known historical significance appear to have been associated with the subject property.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The Merced Branch library appears to be eligible for the California Register under Criterion 3.

As noted above, the Merced Branch library is one of eight public branch libraries designed by the architectural firm of Appleton and Wolford between 1951 and 1966. The subject building is a single-story structure that is residential in scale, with an asymmetrical roof line, street-level entrance, large, metal-sash transparent that allow light into the interior reading rooms and provide transparency from the street looking in, masonry-clad exterior walls, and an entrance courtyard as well as a gated courtyard with direct access to the children's reading room. The subject building is constructed in a mid-century Modern architectural style.

The subject building's form, massing, scale, cladding, location, and orientation together express a cultural shift in the approach to public library use and design. While the early twentieth century Carnegie branch libraries in San Francisco assert themselves as civic monuments through their Beaux Arts architectural style, the modern branch libraries designed by Appleton and Wolford are small, open, and accessible spaces that invite pedestrians to enter and to utilize the available resources. This invitation is expressed through the building's architecture, including its form, plan, and details. The above referenced draft technical report submitted by the Project Sponsor contrasts the Carnegie Branch Libraries (described as "the monumental architecture of noblesse oblige, the historicist buildings with their perceived unfriendly, dark, crowded, and poorly ventilated interiors.") with the mid-century Appleton and Wolford libraries, described as:

> …relatively small-scale structures that blended into their commercial or park-like settings and featured expansive metal-sash windows that showcased the contents the sleek, well-lit, modern interiors including books, magazines, record players, microfilm machines, children's corners, and adult lounging areas. Patrons no longer had to scale stairs to enter the libraries either; they entered via doors located at ground level. In addition, because they were located in or near commercial centers, were relatively small in scale, open in plan, provided plenty of window display space, and featured plain, smooth surfaces…[2]

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[2] Ibid.

Changes in approach to public library design are underscored by the incorporation of recreational space into the library site. By mid-century, public branch libraries catered to pre-school aged children, and provided both access to books and material culture and to outdoor recreation space. While the Merced Branch library is not located on Recreation and Parks land, it does incorporate a gated courtyard with direct access through large sliding doors from the courtyard to the children's reading room. The gated courtyard was intended to serve as outdoor recreation space for neighborhood children; the children's reading room was deliberately placed adjacent to the courtyard to facilitate easy access between the two areas.

The library's architecture was specifically intended to compliment the residential neighborhoods it serves, as noted in a memo from L.J. Clark, City Librarian to then-mayor George Christopher dated January 21, 1958 just prior to the library's opening dedication, "Since this library is to be located in a beautiful residential neighborhood, it was the endeavor of the City Administration, including the Library Commission, the Bureau of Architecture, City Planning Commission, and the Art Commission, to erect a structure on this site to conform with the very handsome surroundings, both as to architecture and landscaping."[3] The small scale of the Merced branch library complements and is consistent with the scale and landscape pattern of the residential neighborhood east of the subject property.

The Merced Branch library embodies the distinctive architectural characteristics of the principles of post-war public library architecture. It's specific orientation, form, massing, plan, details, entrance, and fenestration pattern are consistent with the character-defining features of the eight branch libraries designed by Appleton and Wolford in San Francisco in the mid-century. It appears that the Merced Branch library is eligible for the California Register based on Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks

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[3] "Merced Branch Library – Dedicatory Ceremonies to be Held on Thursday, January 23, 1958, 2:30 PM – 19th Avenue and Winston Way," Memo from L.J. Clarke, City Librarian to the Honorable George Christopher, Mayor, dated January 21, 1958. A copy of the memo is included in the docket for Case No. 2009.0110E.

Workmanship: ☒ Retains ☐ Lacks

Notes:
The Merced Branch library does not appear to have undergone any significant alterations since its original construction, and appears to retain the integrity of its historic features. The subject building retains sufficient physical integrity to convey its historic significance.

Although the landscape has been altered, on balance, it appears that the subject building retains sufficient integrity to convey the historic significance of the subject property, which appears to be an historic resource.

3. Determination Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present *(Go to 6. below)* ☒ Historical Resource Present *(Continue to 4.)*

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☒ The project is NOT consistent with the Secretary of the Interior's *Standards;* however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

As noted above, plans submitted by the project sponsor indicate that the project will include a horizontal addition at the front of the subject building (the corner of Winston Drive and Stonecrest Drive) that measures approximately 1,100 square feet. The project proposal also includes minor alterations to the fenestration along the 19th Avenue elevation and structural upgrades that will not be visible.

As proposed, the project does not appear to be consistent with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties.* An evaluation of the proposed project against each of the ten *Standards for Rehabilitation* is included below:

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed project is consistent with Standard 1. The subject building was originally constructed as a public branch library, and will continue to operate as a branch library with services for both children and adults.

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposed project is not consistent with Standard 2. The proposed project includes an addition at the front entrance of the subject building. As proposed, the addition will alter significant architectural features including the visible roof line, the corner entrance, the visible brick chimney, and the fenestration pattern of the north facing reading room.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.

Standard 3 is not applicable to the proposed project. No conjectural features will be added as part of the proposed project.

Standard 4: Changes to a property that have acquired significance in their own right will be retained and preserved.

Standard 4 is not applicable to the proposed project. As noted above, it does not appear that any significant alterations to the subject building have been made since its original construction in 1957.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project is not consistent with Standard 5. Distinctive features, including the entrance configuration, north facing fenestration pattern, and visible brick chimney will be significantly impacted by the location of the proposed addition.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

For the most part, Standard 6 is not applicable to the proposed project. Where structural upgrades are proposed, it does not appear that changes will be visible.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Standard 7 is not applicable to the proposed project. No chemical or physical cleaning treatments are included in the project proposal.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Standard 8 is not applicable to the proposed project.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials,

features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

It does not appear that the proposed project is consistent with Standard 9. The proposed addition is located at the front of the subject building, and – as proposed – would alter the historically significant spatial relationship between the original entrance and the reading rooms, as well as the historically relevant north-facing fenestration pattern. The proposed addition would also alter the visual quality of the irregular roofline.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

It does not appear that the proposed project is consistent with Standard 10. It does not appear that the proposed addition could be removed in the future in a manner that would restore the essential form and integrity of the existing structure.

Although it does not appear that the proposed project is consistent with the Secretary of the Interior's *Standards*, the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. It appears that the significance of the subject building would still be conveyed if the addition is constructed as proposed.

As proposed, the one-story addition has a flat roof, over which the character-defining angled roof of the original structure will be visible. The proposed addition is consistent with the small scale of the existing subject building. The fenestration pattern of the proposed addition is compatible with that of the existing structure. Perhaps most important, the proposed project would not impact the existing gated courtyard with access to the children's reading room. As a result of the proposed addition, the historic relationship between the outdoor recreation space (the courtyard) and the children's reading room will be preserved, while the interior space allocated to the children's reading room will be increased.

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

Character-defining features of the building to be retained in order to reduce or avoid significant impacts include the roof form, fenestration pattern, brick cladding, gated courtyard, open interior plan, the single-story form, and the orientation toward the residential enclaves east of 19th avenue.

As described above, although the proposed project does not appear to be consistent with the Secretary of the Interior's *Standards*, it does not appear that the project would result in a significant adverse impact, or that the subject building will no longer convey its historic significance as a result of the proposed project.

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6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The subject property does not appear to be located in a potential historic district. It does not appear that the proposed project would have a significant negative impact on any off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: ________________ Date: 6-11-09
Tina Tam, *Preservation Coordinator*

CC:

Linda Avery, *Commission Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

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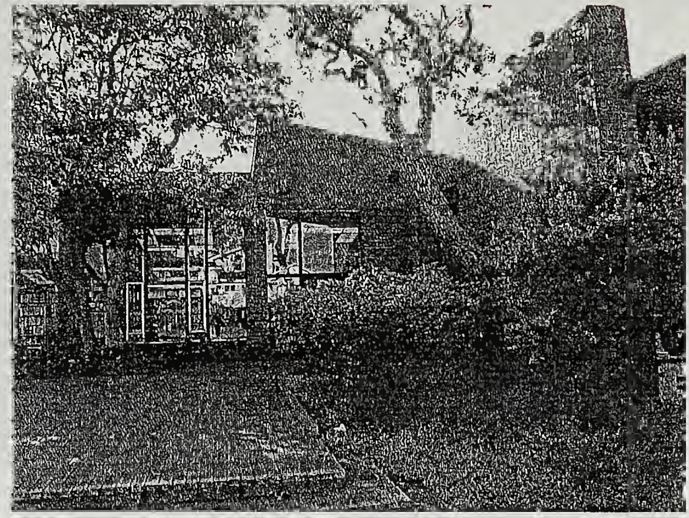
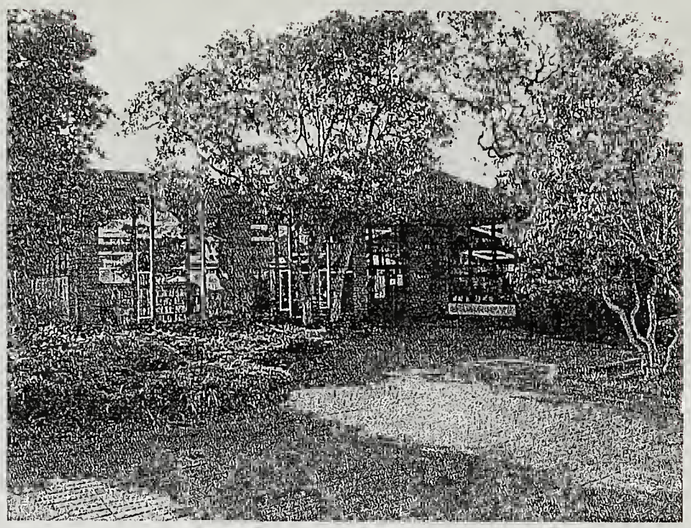
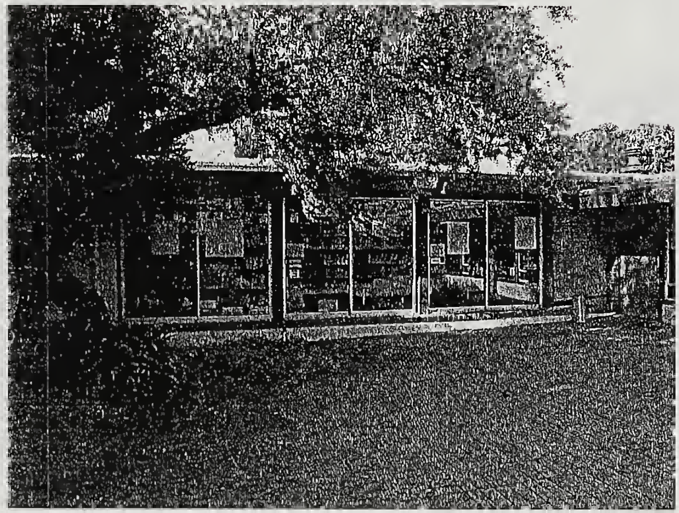
EXTERIOR PHOTOS



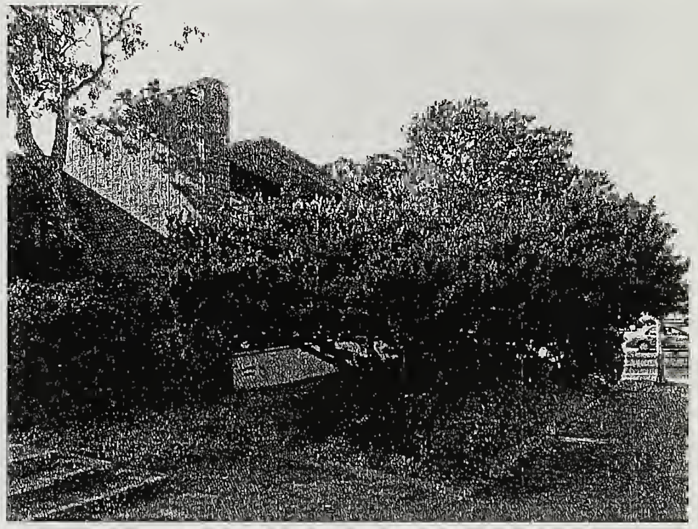
EXISTING ENTRANCE FROM WINSTON DRIVE



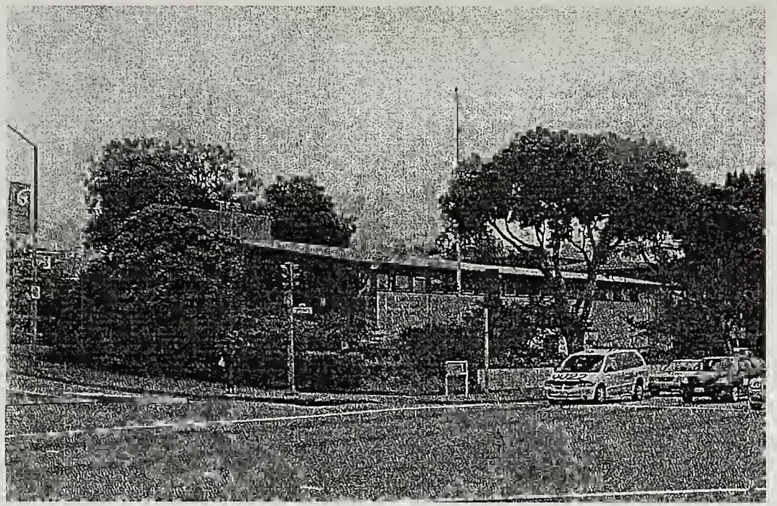
EXISTING NORTH TERRACE



SOUTH TERRACE

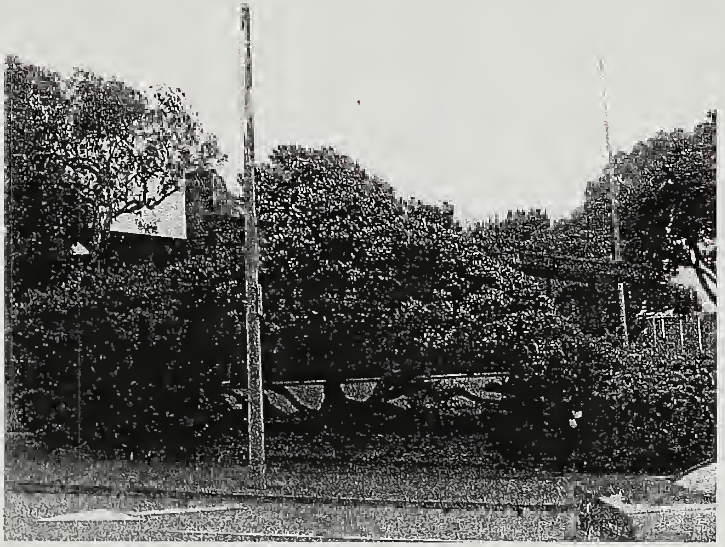


NORTH PLANTING AT WINSTON DRIVE



ALONG 19TH AVENUE

ALONG STONECREST DRIVE



ALONG WINSTON DRIVE

SOUTH TERRACE PLANTING

SAN FRANCISCO
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1650 Mission St.
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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2009.0200E**
Project Title:	2626 Filbert Street
Zoning:	RH-1 (Residential House, One-Family) District 40-X Height and Bulk District
Block/Lot:	0943/003B
Lot Size:	3,850 square feet
Project Sponsor	Michael Pierry, Aidlin Darling Design (415) 974-5603
Staff Contact:	Michael Jacinto – (415) 575-9033 michael.jacinto@sfgov.org

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JUN 30 2009

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PROJECT DESCRIPTION:

The proposed project involves demolition of the existing building on the subject property and construction of a new three-story-over-basement single-family residence with two off-street parking spaces located at the ground-floor. The proposed residential building would contain about 5,150 square feet of floor area. It would measure 30-feet in height as measured from the front (Filbert Street) curb elevation and would include a three-foot parapet extending above the roofline.

(see next page)

EXEMPT STATUS:

Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Sections 15301(l)(1) and 15303(a)]

REMARKS:

(see next page)

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Nannie R. Turrell for
Bill Wycko
Environmental Review Officer

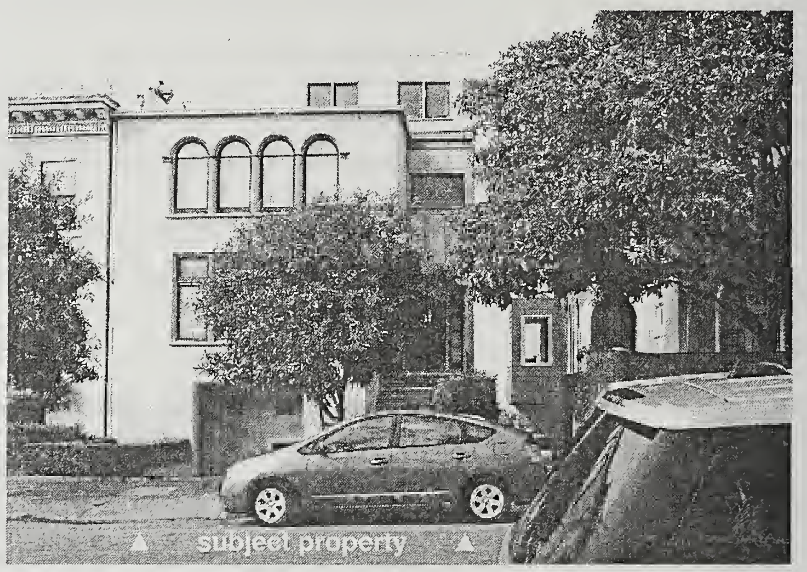
June 29, 2009
Date

cc:
Michael Pierry, Project Sponsor
Shelley Perdue, Preservation Planner
Glenn Cabreros, Neighborhood Planning Division
Supervisor Alioto-Pier, District 2
Sue Hestor, Esq.

Virna Byrd, M.D.F.
Exclusion/Exemption File
Historic Preservation Distribution List
Distribution List
Brooke Sampson, Cow Hollow Association

PROJECT DESCRIPTION (continued):

The subject property is located on an approximately 3,850-square-foot lot on Filbert Street between Divisadero and Broderick Streets, on a block bounded by Greenwich Street to the north, Divisadero Street to the east, Filbert Street to the South and Broderick Street to the west in San Francisco's Cow Hollow neighborhood. A three-story, single-family residence built circa 1920 currently occupies the site.



The property vicinity is a primarily residential area with mixed residential/commercial corridors located along Union, Fillmore, Chestnut, and Lombard Streets. Cow Hollow includes a range of residential building types, including larger single-family detached residences at the higher elevations and two-family residences or multi-family structures on corner lots and at lower elevations. The houses are designed in a variety of styles, including Victorian, Edwardian, First Bay Tradition, and Period Revival Styles, which reflect the various stages of development within the neighborhood. There are several buildings in the immediate vicinity of 2626 Filbert Street that were included in the 1976 Architectural and *Here Today* surveys, though the subject property was not listed.

PROCEDURAL HISTORY:

An environmental exemption application was submitted for the proposed project on December 27, 2007. The Historic Resource Evaluation (HRE) submitted with the application indicated that the existing building at 2626 Filbert Street did not qualify as an historic resource or contributing resource. The Planning Department concurred and issued an Historic Resource Evaluation Response (HRER) detailing its findings as such. On August 26, 2008, the Planning Department issued a Categorical Exemption Certificate for the project.

On December 18, 2008 the Cow Hollow Association (CHA) filed an appeal to the Board of Supervisors of the Department's determination that the project was exempt from the provisions of CEQA. In the appeal it submitted to the Board, CHA raised alleged new evidence that, it argued, should reverse the Planning Department's finding that the building was not a resource. CHA's historical consultant had researched a number of publications from the period when the existing building was built regarding George Habenicht, a photographer who had inhabited the building and the building's original owner, Earle Bertz, the San Francisco architect who designed the building. The Planning Department's Preservation Technical Specialist reviewed this information prior to the appeal hearing and in her staff report to the Board, concluded that the information did not raise the existing building to a level of an historic architectural resource and the Planning Department recommended that the Board of Supervisors uphold the categorical exemption. Supervisor Alioto-Pier made a motion, which subsequently passed, to send the categorical exemption back to the Planning Department to reanalyze the historicity of the existing building in light of the existing and new evidence.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building on the project site is not an historical resource as defined by CEQA. As described in the attached Historic Resource Evaluation Response (HRER)[1], there is no indication that the subject property is associated with any significant events or persons that would identify it as an individual historic resource under the California Register of Historic Places Criterion 1 (Events) or Criterion 2 (Persons).

With respect to Criterion 1 (Events), staff finds that no research presented in either the HRE or the appeal brief indicates that the building is associated with any significant historical events. The building does not appear to be individually significant as an example of the Period Revival or Edwardian-style architecture or as a contributor to a collection of buildings from this period because it is not an exceptional architectural exemplar of the Period Revival or Edwardian genres.

In terms of Criterion 2 (Persons), Habenicht does not appear to have made contributions or played a role that can be justified as significant within a defined area of American, Californian or local history. Staff has reviewed the information provided in both the HRE and report submitted by PAST Consultants, LLC against the guidelines established by the National Park Service for applying Criteria B (Persons) as an area of historical significance and found that the argument for significance fails to meet at least five of the eleven guidelines.[2] As such, staff maintains that no reasonable argument has been presented justifying the property's eligibility for the California Register under this criterion for its association with the original owner or any other person.

Under Criterion 3 (Architecture), the subject building does not exemplify a particular type, period, region or method of construction or possess high artistic values.

Regarding the building's association with a potential historic district, the Planning Department finds that the subject building appears to be located within a larger neighborhood (roughly between Greenwich and Jackson Streets and Lyon and Steiner Streets) that is eligible for inclusion on the California Register as an historic district; however, staff has determined that the project site's immediate surroundings do not appear to have the qualities of a potential district due to the lack of stylistic consistency on the immediate block.

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[1] *Historic Resource Evaluation Response*, 2626 Filbert Street, Memorandum from Shelly Perdue to Michael Jacinto, July 24, 2008. This memorandum is included in project file 2007.1478E and is available for review by appointment at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA. A revised HRER was issued on June 1, 2009 that considers additional information provided by the sponsor's historic resource consultant as well as information provided by the CHA and is incorporated herein by reference.

[2] See HRER, p. 3 for more information.

The potential district appears eligible under Criterion 1 (Event) and 3 (Architecture) for its association with the Pacific Heights/Cow Hollow neighborhood, for embodying the distinctive characteristics of this period of construction and for possessing architectural examples of high artistic value. The Pacific Heights/Cow Hollow area contains unique and fine examples of the regional architecture constructed during the early wave of residential development in this area of the city and displays a high level of historic integrity. The period of significance for this potential district appears to be 1870-1930, the period during which the area initially developed as a residential neighborhood.

Although the construction date of the subject building (c. 1920) places it within the later period of significance identified for the surrounding potential historic district, the building's relatively poor quality architectural design and moderate level of historic integrity do not add to the historic character of the surrounding neighborhood. Further, according to the HRER, the proposed project would not have an adverse affect on offsite resources, such as the potential historic district. The proposed project has many features that are compatible with the potential district, such as: a contemporary design, which clearly identifies the building as a new element in the streetscape while harmonizing with the characterizing features of the architecturally significant district; two-and-a-half story height which complies with the predominately 2-to-3-story scale of the surrounding buildings; overall rectangular form that relates to adjacent buildings; use of varied surface planes and textures; contemporary translation of historic building forms found in surrounding buildings such as the project's articulated base and floor levels, cornice element and its defined raised entry; framed window and door openings on the street facing façade; and use of concrete cladding and wood architectural elements, which relate to the many stucco clad buildings in the neighborhood which often exhibit wood-frame windows, cornices and trimwork.

For the reasons listed above, the 2626 Filbert Street building is not considered eligible as an individual or contributory historic resource for the California Register; as such, demolition of the building would not result in an adverse impact to historic resources. Moreover, the proposed project would not result in adverse impacts to offsite resources, or materially impair the listing of the potential historic district on the California Register.

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption for demolition and removal of one single-family residence. The proposed project includes demolition of the subject property's single-family home. Guidelines Section 15303(a), or Class 3 provides an exemption from environmental review for new construction of one single-family residence in a residential zone. This project as it entails construction of a new single-family residence in an RH-1 use district. Therefore the proposed project meets the criteria of Class 1 and Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
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Fax:
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Planning
Information:
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MEA Planner:	Brett Bollinger
Project Address:	**2626 Filbert Street**
Block/Lot:	0943/003B
Case No.:	**2009.0200E**
Date of Review:	June 1, 2009
Planning Dept. Reviewer:	Shelley Caltagirone (415) 575-6625 | shelley.caltagirone@sfgov.org

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PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposal is to demolish the existing single-family dwelling and to construct a new single-family dwelling, as per renderings and plans dated December 17, 2007.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property, constructed in 1920, is not listed on any historic resource surveys or listed on any local, state or national registries. Under the Planning Department's CEQA Review Procedures for Historic Resources, the proposed property is classified as a Category B property requiring further consultation and review. The building was previously evaluated under *Historic Resource Evaluation Response* memo dated July 24, 2009 and found not to be a historic resource. The previous evaluation was appealed to the Board of Supervisors who directed staff to re-valuate the building and project based upon the additional information provided by the appellant.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the north side of Filbert Street between Broderick and Divisadero Streets in the Cow Hollow section of San Francisco. The property is surrounded by RH-1 land uses within a 40 -X Height and Bulk District.

The subject property is located in a primarily residential area with mixed residential/commercial corridors located along Union, Fillmore, Chestnut, and Lombard Streets. Cow Hollow includes a range of residential building types, including larger single-family detached residences at the higher elevations and two-family residences or multi-family structures on corner lots and at lower elevations. The houses are designed in a variety of styles, including Victorian, Edwardian, First Bay Tradition, and Period Revival Styles, which reflect the various stages of development within the neighborhood. There are several buildings in the immediate vicinity of 2626 Filbert Street that were included in the 1976 Architectural and *Here Today* surveys.

The Pacific Heights/Cow Hollow Area was incorporated into San Francisco in 1850 as part of the Western Addition annexation. Up until the 1870s the area included the scattered vacation homes of the wealthy but was comprised mainly of dairy farms, grazing land, and windswept dunes. Beginning in the 1870s, the neighborhood's proximity to the downtown, the extension of graded streets and cable cars, as well as the dramatic bay views made this area one of the most prestigious enclaves in San Francisco. By 1900 the area was well known as the City's most fashionable neighborhood. This notoriety attracted many of the City's best architects and the City's most affluent residents, resulting in a neighborhood that exhibits a particularly high level of architectural quality and distinction. Due to rapidly increasing land values many of the earliest homes in the area were quickly demolished to make way for substantial apartment blocks and even more extravagant homes than the original Victorians. The Stock Market Crash of 1929 halted almost all development in the neighborhood. The immediate block surrounding the subject property appears to have been developed largely in this latter period.

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject property located at 2626 Filbert Street does not appear to be eligible for listing on the California Register as either an individual resource or a contributing building with a historic district. Below is an evaluation of the subject property against the criteria for inclusion on the California Register based upon information and professional analysis provided by both Kelley & VerPlanck[1] and Past Consultants[2].

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
Staff finds that no research presented in either the historic resource evaluation or the appeal brief indicates that the building is associated with any significant historical events. The development period of the Cow Hollow neighborhood spans approximately 100 years and is represented by a large variety of architectural styles. As a whole this prolonged and piecemeal development period does

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[1] Kelley & VerPlanck. *Historic Resource Evaluation: Habenicht Residence, 2626 Filbert Street.* December 11, 2007.

[2] Past Consultants, LLC. Appeal Brief, 2626 Filbert Street, December 8, 2008.

not appear to signify a singular and important event in the history of the City, although certain spurts of development within this larger period may be considered significant events. The development of the subject property falls within the early 20th-century period of building within the neighborhood, which is represented by Period Revival-style and Edwardian-style architecture. The subject building does not appear to be individually significant as an example of this period of development or as a contributor to a collection of buildings from this period as it is not an exceptional architectural example of the Revival-style or part of a distinct grouping of buildings from the period.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;
Staff finds that no research presented in the in either the historic resource evaluation or the appeal brief indicates that any of the owners or others associated with the building was a historically important person. Although the first building owner George Habenicht, appears to have been a well-known social figure in San Francisco, his life and work do not appear to have been significant to local, California, or national history. Staff has reviewed the information provided in both reports against the guidelines established by the National Park Service for applying Criterion B (Persons) as an area of historical significance[3] and found that the argument for significance fails to meet at least five of the eleven guidelines. Specifically, Habenicht does not appear to have made contributions or played a role that can be justified as significant within a defined area of American, Californian, or local history. Past Consultants does not articulate why the photographer's body of work is significant and what effect it had on the history of San Francisco or on the field of commercial photography. Secondly, the contributions of Habenicht have not been compared to those of others who were active, successful, prosperous, or influential in the same field so an evaluation of his personal significance in the field is difficult. Thirdly, the subject property does not appear to be closely associated with the productive life of Habenicht (1890-1930)[4] during which Past Consultants presumes he achieved significance. Fourthly, there is no analysis in either report describing how the nominated property represents Habenicht's presumed significant contributions to the field of commercial photography or to the history of San Francisco. Lastly, no information has been presented that compares the subject property with other properties associated with Habenicht to identify those resources (such as possibly his photography studio) that are good representatives of his presumed historic contributions. Therefore, staff maintains that no reasonable argument has been presented justifying the property's eligibility for the California Register under Criteria 2 for its association with the original owner or any other person.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

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[3] Staff has relied upon the National Register Bulletin regarding Guidelines for Evaluating and Nominating Properties Associated with Significant Persons prepared by Beth Grosvenor Boland as the California State Historic Preservation Office does not provide a similar resource pertaining specifically to California Register properties.

[4] Past Consultants, LLC. Appeal Brief, 2626 Filbert Street, December 8, 2008, p. 5.

Staff finds that no research presented in the in either the historic resource evaluation or the appeal brief indicates that the subject building is significant for its architectural qualities or associations. The subject building is a three-story, single-family residence constructed in 1920 and designed by Earl Bertz. It is most closely defined as an eclectic Mediterranean Revival-style building. The general characteristics of this style are stucco cladding, red tile roofing, multi-light windows with punched openings, a defined cornice or sculpted front parapet, and ornate window and door surrounds. Although the scale, stucco cladding, and window pattern of 2626 Filbert Street are in keeping with the Mediterranean Revival style, the ornamentation of the front façade is unusually sparse without the characteristic cornice details or window surrounds. Also, the mix-matched Revival-style details that have been incorporated into the façade design, such as the half-timbering at the second floor level, the scroll brackets beneath the cantilevered second floor, and the composite columns flanking the front entry, seem to deter from the cohesiveness of the design. Although the building displays several characteristics of the architectural period, it is not an exemplary example of this style and does not possess high artistic value. To be eligible for the California Register a property must clearly contain enough distinctive characteristics to be considered a true representative of a particular type, period, or method of construction. The subject building shows a mixture of traits not particular to the Mission Revival style and, therefore, is not a worthy representation of the style.

Furthermore, the building does not appear to qualify for the California Register as the work of a master. Although the building's architect, Earle Bertz, is recognized as a prolific architect in the Bay area, he does not appear to rise to the level of a master architect and nor does the building appear to be an outstanding example of his body of work. Bertz's significance to architectural history in the Bay Area and California appears to be tied most strongly to his participation in the development of the Sea Cliff neighborhood, where he had a significant influence on the design and appearance of the subdivision. Despite his large body of work, Bertz does not appear to qualify as a master architect. According to the National Register guidelines, a master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. Bertz is not recognized in professional literature as embodying any of these qualities. Furthermore, a property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft. A property is not eligible as the work of a master, however, simply because it was designed by a prominent architect. So, even is one were to assume that Bertz should be considered a master architect, the building would have to express a particular character unique to Bertz's work. The subject building does not stand out among his body of work as significant in this manner.

In sum, the subject building does not appear to qualify for listing on the California Register as an individual historic resource under Criterion 3. Neither does the surrounding area appear to have the qualities of a potential historic district due to the lack of stylistic consistency on the immediate block.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;
It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks		Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks		Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks		Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks				

As the subject property does not appear to be a historical resource as either an individual property or as a contributor to a historic district, the historic integrity of the property is irrelevant.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present *(Go to 6. below)*   ☐ Historical Resource Present *(Continue to 4.)*

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The proposed project at 2626 Filbert Street will not have an adverse effect on any off-site historical resources, including the potentially California Register-eligible Pacific Heights/Cow Hollow historic district located roughly between Greenwich and Jackson Street and Lyon and Steiner Streets. As noted above, the area contains a high concentration of buildings that were constructed between 1870-1930 and there is considerable architectural harmony among the buildings in the area. The majority of the contributing buildings are 2-3 stories in scale; are clad in quality masonry or wood cladding; display a hierarchy of building forms including a defined base, body, and cornice; display punched window openings, often containing wood-framed windows; and display rich architectural details and ornamentation. The proposed design of the new building at 2626 Filbert Street is compatible with these character-defining features of the potential Pacific Heights/Cow Hollow historic district and would not detract from the district's existing visual continuity or diminish its historical significance. Specifically, the features of the proposed design that are compatible with the district are:

- the contemporary design, which clearly identifies the building as a new element in the streetscape while harmonizing with the characteristic features of the architecturally significant district;
- the two-and-a-half-story scale and height, which complies with the predominately 2-3 story scale of the surrounding buildings;
- the overall rectangular form of the building, which relates well with the immediately adjacent buildings;
- the use of varied surface planes and textures which create shadow and depth at the façade;
- the contemporary translation of historic building forms found in the surrounding buildings such as the articulated base and floor levels, the projecting cornice element, and the defined raised entry;
- the use of framed window and door openings at the street-facing facade;
- the use of textured concrete cladding and wood architectural elements, which relate well to the many stucco clad buildings in the neighborhood and the commonly found wood-framed windows, cornices, and trimwork.

For these reasons, the project will have no adverse impact to any adjacent or off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 6-8-09
Tina Tam, *Preservation Coordinator*

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
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